



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 19 MAY 2021

Time: 7.30 PM, OR UPON THE RISING
OF THE MAJOR APPLICATIONS
PLANNING COMMITTEE,
WHICHEVER IS LATEST

Venue: COUNCIL CHAMBER -
CIVIC CENTRE, HIGH
STREET, UXBRIDGE

**Meeting
Details:** Members of the Public and
Media are welcome to attend.
This meeting may also be
broadcast live.

This Agenda is available online at:
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To Councillors on the Committee

Councillor Henry Higgins (Chairman)
Councillor John Morgan (Vice-Chairman)
Councillor Jas Dhot
Councillor Becky Haggart
Councillor Allan Kauffman
Councillor Carol Melvin BSc (Hons)
Councillor John Oswell (Opposition Lead)
Councillor Jagjit Singh
Councillor David Yarrow

Published: Tuesday, 11 May 2021

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Putting our residents first

Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
Phase II, Civic Centre, High Street, Uxbridge, UB8 1UW

Useful information for residents and visitors

Watching & recording this meeting

You can watch the public part of this meeting on the Council's YouTube channel, live or archived after the meeting. Residents and the media are also welcome to attend in person, and if they wish, report on the public part of the meeting. Any individual or organisation may record or film proceedings as long as it does not disrupt proceedings.

Watch a **LIVE** broadcast of this meeting on the Council's YouTube Channel: *Hillingdon London*

Those attending should be aware that the Council will film and record proceedings for both official record and resident digital engagement in democracy.



It is recommended to give advance notice of filming to ensure any particular requirements can be met. The Council will provide seating areas for residents/public, high speed WiFi access to all attending and an area for the media to report. The officer shown on the front of this agenda should be contacted for further information and will be available to assist.

When present in the room, silent mode should be enabled for all mobile devices.

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Please enter via main reception and visit the security desk to sign-in and collect a visitors pass. You will then be directed to the Committee Room.

Accessibility

For accessibility options regarding this agenda please contact Democratic Services. For those hard of hearing an Induction Loop System is available for use.

Emergency procedures

If there is a FIRE, you will hear a continuous alarm. Please follow the signs to the nearest FIRE EXIT and assemble on the Civic Centre forecourt.

Lifts must not be used unless instructed by a Fire Marshal or Security Officer. In the event of a SECURITY INCIDENT, follow instructions issued via the tannoy, a Fire Marshal or a Security Officer. Those unable to evacuate using the stairs, should make their way to the signed refuge locations.



A useful guide for those attending Planning Committees

Petitions, Speaking and Councillors

Petitions – Those who have organised a petition of 20 or more people who live in the Borough, can speak at a Planning Committee in support of or against an application. Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes. The Chairman may vary speaking rights if there are multiple petitions

Ward Councillors – There is a right for local councillors to speak at Planning Committees about applications in their Ward.

Committee Members – The planning committee is made up of the experienced Councillors who meet in public every three weeks to make decisions on applications.

How the meeting works

The Planning Committees consider the more complex or controversial proposals for development and also enforcement action.

Applications for smaller developments such as householder extensions are generally dealt with by the Council's planning officers under delegated powers.

An agenda is prepared for each meeting, which comprises reports on each application

Reports with petitions will normally be taken at the beginning of the meeting.

The procedure will be as follows:-

1. The Chairman will announce the report;
2. The Planning Officer will introduce it; with a presentation of plans and photographs;
3. If there is a petition(s), the petition organiser will speak, followed by the agent/applicant followed by any Ward Councillors;
4. The Committee may ask questions of the petition organiser or of the agent/applicant;
5. The Committee discuss the item and may seek clarification from officers;
6. The Committee will vote on the recommendation in the report, or on an alternative recommendation put forward by a Member of the Committee, which has been seconded.

How the Committee makes decisions

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority – under 'The London Plan' and Hillingdon's own planning policies. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

Guidance on how Members of the Committee must conduct themselves when dealing with planning matters and when making their decisions is contained in the 'Planning Code of Conduct', which is part of the Council's Constitution.

When making their decision, the Committee cannot take into account issues which are not planning considerations such as the effect of a development upon the value of surrounding properties, nor the loss of a view (which in itself is not sufficient ground for refusal of permission), nor a subjective opinion relating to the design of the property. When making a decision to refuse an application, the Committee will be asked to provide detailed reasons for refusal based on material planning considerations.

If a decision is made to refuse an application, the applicant has the right of appeal against the decision. A Planning Inspector appointed by the Government will then consider the appeal. There is no third party right of appeal, although a third party can apply to the High Court for Judicial Review, which must be done within 3 months of the date of the decision.

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 21 April 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.

	Item	Recommendation	Page
6	Extending Written Representations in Lieu of Physical Speaking Rights	That the Committee agrees to permit those parties with valid speaking rights at planning committee meetings to continue to submit written representations in lieu of attending to speak in person, as set out in the updated Protocol.	9 - 14

Applications with a Petition

	Address	Ward	Description & Recommendation	Page
7	59 Elm Avenue, Eastcote - 60130/APP/2020/4166	Cavendish	Erection of a residential building comprising 4 x 2-bed flats and 2 x 1-bed flats with associated bin storage and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb. Recommendations: Refusal	15 – 40 150-160

8	77 St George's Drive, Ickenham - 12943/APP/2021/589	Ickenham	Alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence (part retrospective) Recommendations: Refusal	41 – 46 161-164
9	Telecommunications Windmill Hill, Ruislip Manor - 75613/APP/2021/1383	Manor	Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works (General Permitted Development Order 2015 for determination as to whether prior approval is required for siting and appearance) Recommendations: Approval	47 – 64 165-173
10	26 Highland Road, Northwood Hills - 49247/APP/2021/1060	Northwood Hills	Conversion of existing dwelling to 2 x 2-beds unit with associated amenity space and parking Recommendations: Refusal	65 – 78 174-179
11	2 Gatehill Road, Northwood - 10808/APP/2020/4164	Northwood Hills	Two storey side extension and two storey rear extension involving demolition of existing garage Recommendations: Approval	79 – 92 180-195

Applications without a Petition

	Address	Ward	Description & Recommendation	Page
12	173-175 Field End Road, Eastcote - 1919/APP/2020/4231	Eastcote & East Ruislip	Conversion of existing second floor flat into 2 x 3-bed flats, involving conversion of roofspace to habitable use to include 2 x rear dormers, and addition of first floor over existing single storey element to create an additional 2-bed self- contained flat, with associated amenity space Recommendations: Approval	93 – 118 196-209

13	Haste Hill Nurseries, Fore Street, Northwood Hills - 71072/APP/2021/179	Northwood Hills	Demolition of two existing barns and the erection of two replacement structures Recommendations: Approval	119-128 210-217
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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	129-138
15	Enforcement Report	139-148

PART I - Plans for North Planning Committee – pages 149-218

Minutes



NORTH Planning Committee

21 April 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 Haggart, Allan Kauffman, Carol Melvin, John Oswell (Opposition Lead), Jagjit Singh and David Yarrow</p> <p>LBH Officers Present: Neil Fraser (Democratic Services Officer), James Rodger (Deputy Director of Planning and Regeneration), Glen Egan (Office Managing Partner - Legal Services), Alan Tilly (Transport Planning and Development Manager), James Wells (Planning Team Leader) and Desmond Adumekwe (Enforcement Manager)</p>
155.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
156.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
157.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING (<i>Agenda Item 3</i>)</p> <p>RESOLVED: That the minutes of the meeting held on 11 March 2021 be approved as a correct record.</p>
158.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>It was confirmed that an urgent enforcement report had been added to the meeting agenda.</p>
159.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>It was confirmed that items 1-8 would be considered in public, and items 9-14 would be considered in private.</p>
160.	<p>279 SWAKELEYS ROAD, ICKENHAM - 30255/APP/2020/4275 (<i>Agenda Item 6</i>)</p> <p>Officers introduced the report, confirming that the applicant was seeking the erection of a two storey building with habitable roofspace to provide 6 x 2-bed and 1 x 3-bed self-</p>

contained flats with parking and amenity space, following the demolition of the existing dwelling. While there was no objection in principle to the redevelopment of the site, officers considered that the proposed layout, scale and design would result in an uncharacteristic form of development within the site's context, and would result in material loss of privacy for occupants of No. 277 Swakeleys Road. The application was therefore recommended for refusal.

By way of written submissions, petitioners objecting to the application made the following points:

- The plans for no. 279 Swakeleys Road were not compatible with the local area. The proposed building was on a corner site with a further road to the rear. As such, it would be particularly prominent when viewed from three public sides.
- The proposed development was intrusive by reason of its scale and prominence; not harmonising with the character of the rest of this section of road, which was residential in character with mainly two-storey family homes.
- The development's broad footprint was inconsistent with neighbouring houses which were built in line at both front and rear, and no. 277 would be badly overlooked and lose their privacy.
- The proposed flats themselves were architecturally bland and would offer only a poor quality of accommodation. The rooms were too small, and there was no lift or step free access into the dwellings above ground floor level, so would not be accessible for wheelchair users and visitors.
- The development did not provide sufficient amenity space, with a lack of garden space and tree planting.
- The rear area would be over-busy with the designated parking spaces - well short anyway of what most people would deem necessary.
- The development did not provide external bin stores, general lockable storage areas, bike sheds or charging points for electric cars.
- The plan's siting and concentration would raise noise and air quality issues. Whilst the Highway Authority apparently considered any additional vehicle movements to be marginal, residents were concerned at potential additional traffic and difficulties of exiting the site, which could be hazardous to other drivers and to pedestrians, especially those heading to Vyners School down Warren Road.
- There is very little additional parking nearby, for second cars and visitors.
- Granting permission for vehicular access from Swakeleys Road properties onto Silverbirch Close would set a precedent which would turn the quiet safe cul de sac into a noisier, busier road and would reduce the amount of available parking spaces for those residents who didn't have off-street parking.
- Previous events and development work had effectively turned Silverbirch Close into a service road for Swakeleys Road.
- If permanent rear access from Swakeleys Road from SBC was granted, this could encourage other Swakeleys Road residents to do the same.

By way of written submission, the agent for the applicant addressed the Committee, making the following points:

- There were five reasons given for refusal, all of which were flawed and/or capable of resolution:
- Reason 1 – Scale and Prominence:
 - Pre-application advice given for a 9 flat scheme 30% larger than the current one did not suggest that the bulk or height were unacceptable.
 - This was a design point but is not apparently based on design officer's

advice.

- The footprint as proposed was only 6% larger than that of the existing building.
- The proposal was compliant in terms of density.
- The proposed building was set further from Swakeleys Road than the existing house
- Reason 2 – Insufficient Soft Landscaping:
 - The area of soft landscape proposed was in fact a 20% increase on the existing planted area.
 - The scheme was compliant with DMHB 18 despite the statement here.
- Reason 3 – Lack of Outdoor Amenity Space:
 - Compliant balconies were provided for upper floor flats.
 - Compliant private gardens were provided for ground floor flats.
 - Additional soft landscaped areas of 105 sqm were also provided for upper floor flats as required.
 - The proposal was fully compliant in this respect.
- Reason 4 – Lack of a Lift:
 - A lift could be added without external alterations.
 - This could and should be dealt with by condition.
- Reason 5 – Loss of Privacy for 277 Swakeleys Road
 - There were three upper floor windows looking towards the next house, all of which could be omitted since the rooms concerned had other windows.
 - This could and should be dealt with by condition.
- The applicant paid for pre-application advice including a meeting, but the meeting was not offered.
- The applicant was advised to withdraw the first application on the basis that officers would provide a copy of the draft officer's report, but that document was never issued.
- Despite repeated requests, no feedback was received on the current application until the report was issued.
- As the matter had not been dealt with fairly and transparently and the reasons given for refusal were incorrect or capable of resolution, it was requested that a decision be deferred so that any problems could be properly discussed and resolved with officers.

Officers advised that, on the matter of the points raised by the applicant's agent, the report detailed five different reasons for refusal, and officers did not consider that minor changes would have resulted in a favourable recommendation.

The Committee supported the recommendation for refusal for the reasons set out in the report. The officer's recommendation was therefore moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

161. **WYNNSTAY, HIGH ROAD, EASTCOTE - 9292/APP/2021/63** (*Agenda Item 7*)

Officers introduced the report, which was seeking approval for part two storey, part single storey rear extension, raising of ridge height and conversion of roof from hip to gable ends with gable end windows involving alterations to elevations. Officers considered that the proposed development, by reason of its size, scale, bulk, depth and design, including the disproportionate roof detail, represented an unduly intrusive and incongruous form of development, which failed to harmonise with the character and appearance of the original dwelling and the wider area. For this reason, the application

was recommended for approval.

By way of written submission, a petitioner objecting to the application made the following points:

- The application sought approval for a form of residential development that was disproportionately large and out of keeping with the adjacent houses, with the applicant wishing to raise the roof and extend the property some 8.4m beyond its original building line (excluding the conservatory).
- The proposed extension was overbearing and unbalanced, having a disproportionately large roof with new roof lights, three in the front, 2 in the back and one at each side.
- The roof line and proposed rendered finishes were out of keeping with the street scene, whilst the inclusion of side windows was likely to affect the privacy for adjoining properties.
- The significantly enlarged second floor roof space was identified in the plans as being for 'storage', but had clearly been designed for future conversion as habitable rooms.
- The applicant had provided the land registry title plan, but not a site location plan showing the development in context. By using the Land Registry Title plan from 1957 instead of an Ordnance Survey plan, the potential impacts to surrounding buildings had been significantly underplayed as many of the neighbouring properties were not built at the time.
- Contrary to the applicant's claims, the house was already very visible from High Road Eastcote, Cheney Street and Birchmead Avenue, and the Eastcote Conservation Area. It was suggested that the Council request a townscape assessment to test the degree of impact to the setting of these conservation areas to demonstrate there is no impact.
- It was requested that the application be refused, but if approved, residents requested that the application be conditioned to ensure that storage space was not converted to habitable rooms. The position of the windows and potential to overlook neighbouring properties could not be tested in planning terms if the proposed use is 'storage', and once built, its future conversion could be carried out under Building Regulations approval, thereby by-passing planning law.
- In the event that the applicant resubmitted a smaller planning application, under permitted development, residents would expect the building line to be taken from the original building line, which corresponded to the existing living room and not the conservatory, which was itself an extension.

The Committee supported the recommendation for refusal for the reasons set out in the report. The officer's recommendation was therefore moved, seconded, and when put to a vote, unanimously agreed.

RESOLVED: That the application be refused.

162. **S106 QUARTERLY MONITORING REPORT** (*Agenda Item 8*)

RESOLVED: That the report be noted.

163. **ENFORCEMENT REPORT** (*Agenda Item 9*)

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.

164. **ENFORCEMENT REPORT** (*Agenda Item 10*)

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.

165. **ENFORCEMENT REPORT** (*Agenda Item 11*)

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.

166.	<p>ENFORCEMENT REPORT (<i>Agenda Item 12</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <p>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.</p>
167.	<p>ENFORCEMENT REPORT (<i>Agenda Item 13</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <p>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.</p>
168.	<p>ENFORCEMENT REPORT (<i>Agenda Item 14</i>)</p> <p>RESOLVED:</p> <ol style="list-style-type: none"> 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. <p>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</p>

	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 7.30 pm, closed at 8.24 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Democratic Services on Telephone 01895 250636 or email (recommended): democratic@hillington.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.

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EXTENDING WRITTEN REPRESENTATIONS IN LIEU OF PHYSICAL SPEAKING RIGHTS

Committee name	All Planning Committees
Officer reporting	Mark Braddock, Senior Democratic Services Manager
Papers with report	Appendix A - Protocol on written representations
Ward	All wards

SUMMARY

To continue with the ability to submit written representations in lieu of speaking rights upon the resumption of planning committee meetings back in the Civic Centre, when physical speaking rights automatically resume.

RECOMMENDATION (MOTION)

That the Committee agrees to permit those parties with valid speaking rights at planning committee meetings to continue to submit written representations in lieu of attending to speak in person, as set out in the updated Protocol (Appendix A) attached.

INFORMATION

From 7 May 2020, planning committees agreed to introduce written representations for virtual meetings in place of the usual physical speaking rights and those permitted where a valid petition is received. Since then, planning committees have been held virtually and this has been permitted under temporary primary national legislation. This legislation expired on 7 May 2021, meaning that local authority meetings must return to their pre-pandemic or physical format legally, albeit in a socially distanced way for the time-being.

The ability for written representations for virtual meetings was, therefore, also only a temporary measure until the resumption of physical planning committee meetings back in the Civic Centre. Now physical meetings have resumed, physical speaking rights also resume, and it is expected people will start their return to attend and speak directly to planning committees in person.

However, in discussion with the committee chairmen, it is proposed to extend the ability for those entitled to speak in person at planning committee meetings to instead submit written representations, in lieu of exercising their right to attend to speak. This will be reviewed at a suitable point later this year.

Extending this will assist those who are unable or still perhaps feel a little uncertain about attending a meeting in person. In essence, it will ensure that no-one is disenfranchised from putting across their views to councillors on the committees as the UK comes out of a national lockdown and social distancing restrictions change.

No changes to the way written representations are submitted are proposed, so they will be the same as those during virtual meetings. Instead, they will be read out (or displayed on the projector) by the Democratic Services Officer present in the council chamber or committee room.

As shown in the attached protocol, written representations were based upon the average speaking time 'in-person', so there should be an equal amount of time given to each party, whether they decide to attend in person to speak or submit a written representation instead.

Committee procedures

Committee Standing Order 13 relating to speaking rights and petitions was temporarily suspended in May 2020 to enable a new procedure of written representations for virtual meetings only. This suspension automatically expires with the resumption of physical meetings where all previous in-person speaking rights return for petitioners, applicants/agents, ward councillors and conservation panel representatives as per the Council's Constitution.

The committee can therefore agree, by way of a motion, to extend written representations in lieu of physical speaking rights should that be preferred by any party not wishing to speak in person. This recommendation (motion) will need to be proposed and seconded before any vote in the usual way.

Financial Implications

None.

Legal Implications

It is a well-established and important right that petitions can be presented to the Council's planning committees and that petitioners have the right to address Members of the committees for up to five minutes on the subject of the petition. This right is reinforced in the Council's Planning Code of Conduct for Members. It is a fundamental and long established principle of public law that Members should have all relevant information before them in order to make a 'Wednesbury reasonable' lawful decision. The hearing of petitions fully accords with this principle. The Borough Solicitor can confirm that the proposed temporary changes to the Council's planning petition procedures, as set out in the report, are both lawful and constitutional provided of course that the requirements of the relevant Standing Orders are strictly observed

Appendix A - temporary protocol extending written representations for planning committee meetings in lieu of physical speaking rights

Virtual planning committee meetings no longer take place and have now resumed back in their physical format, taking place at the Civic Centre, Uxbridge. The Council's petition scheme and procedures for valid parties speaking at planning committee meetings 'in person' also now resumes. This means residents, applicants, agents etc... can attend to speak and put their views directly to councillors on the committee, as they did before the pandemic.

However, planning committees have also agreed to enable any party who has a valid right to speak in person, to continue to be able to submit written representations in lieu should this be preferred in the current circumstances as the UK moves out of national lockdown and social distancing restrictions.

This protocol sets out the rules solely for submitting written representations. For the rules regarding speaking in person instead, please refer to the Council's petition scheme. Democratic Services will also advise.

Petitions received

The presence of a valid petition on an application will enable written representations in lieu of speaking rights to the relevant planning committee.

Petitions on planning applications will be accepted in the usual way, as part of the Council's Petition Scheme and circulated to councillors on the relevant committee for their information.

Lead petitioners (and if applicable applicants and agents) will be notified when a petition item is to be considered by a planning committee, usually a week before the meeting. This will invite parties identified by the Council to indicate if they wish to attend to speak or instead submit written representations as set out below.

Any written representations received will be read out during the meeting as set out below.

Lead petitioners/or their representative

Written representations will be permitted in lieu of public speaking if received no less than 24 hours before the planning committee meeting to Democratic Services.

A strict maximum of **750 words** should be submitted, which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Democratic Services reserves the right to edit or shorten any submission exceeding 750 words, in an independent way and in the best interest of conveying the views of the petitioners.

Applicant / agents

Only when a petition has been received in OBJECTION to an application, then to ensure a fair hearing, the applicant or agent will also be invited to submit a written representation. Similarly, a strict maximum of **750 words** should be submitted, which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Democratic Services reserves the right to edit or shorten any submission exceeding 750 words, in an independent way and in the best interest of conveying the views of the applicant / agent.

Visual, audio or video presentations

Strictly inclusive of the above 750 word limit, petitioners, applicants/agents may submit photos or a digital presentation to Democratic Services. A maximum of:

- 5 photos or presentation slides
- 1 single video - up to 2 minutes approx. in length

may be received and this must strictly be linked to the maximum 750 written representation to be read out. This is to ensure that the Council can convey both your written and visual representation effectively. These will be shown on the projector in the meeting.

No audio files are permitted.

Ward Councillors

Ward councillors are permitted to submit a written representation up to a strict maximum of **450 words** 24 hours before the meeting, which equates approximately to 3 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Conservation Area Panel representatives.

Area Panel representatives, as identified to Democratic Services, are permitted to submit a written representation up to a strict maximum of **750 words** no less than 24 hours before the meeting, which equates approximately to 5 minutes 'verbal' average speaking time. This will be read out at the meeting to councillors before any decision.

Chairman's Discretion

There are no other general public written representations permitted by public parties not mentioned above, unless in exceptional circumstances, as agreed by the Chairman of the Committee for the effective conduct of the meeting. The Chairman also is able to vary the times permitted for written representations where multiple petitions are received on an application.

Checking and submitting your written representation:

Written representations, presentations and video files will be permitted at the meeting only if received no less than 24 hours before start time. Please email these to Democratic Services at the email account petitions@hillingdon.gov.uk.

There are various word count checking tools available online to assist.

Watching your petition / representation being considered

The Council broadcasts its planning committee meetings on its YouTube channel: [Hillingdon London](#). This is the world's most accessible video platform to view proceedings at any time, on any device and anywhere. A link to the meeting online will be available to petitioners and other parties so they can see their representations being considered live or after the meeting.

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Report of the Head of Planning, Transportation and Regeneration

Address 59 ELM AVENUE EASTCOTE

Development: Erection of a residential building comprising 4 x 2-bed flats and 2 x 1-bed flats with associated bin storage and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb.

LBH Ref Nos: 60130/APP/2020/4166

Drawing Nos: Level Survey
Parking Survey (Dated December 2020)
Planning, Design and Access Statement (Dated December 2020)
WTFR-FRA-2020/12/Q22 Flood Risk Assessment (Dated 5th January 2021)
EA59-AP1-1002
EA59-AP1-1003
EA59-AP1-1004
EA59-AP1-1005
EA59-AP1-1006
EA59-AP1-1007
EA59-AP1-1008
EA59-AP1-1001
3647 Issue 1 Daylight and Sunlight Assessment for Planning (Dated December 2020)

Date Plans Received: 15/12/2020

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

Date Application Valid: 14/01/2021

15/01/2020

1. SUMMARY

This application seeks permission for the erection of a residential building housing 4 x 2-bed flats and 2 x 1-bed flats. The residential use of the application site for flats is considered generally acceptable. However, the proposed development would result in the loss of family housing and would not optimise the provision of family housing in accordance with the Borough's housing need. Furthermore, the proposed development, by reason of its siting, scale, bulk and design, also fails to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the street scene and the wider area.

Accordingly, the application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Reason for Refusal - Design

The proposed development, by reason of its siting, scale, bulk and design, fails to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the street scene and the wider area. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 (2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 (2020), Policies D3 and D6 of the

London Plan (2021) and the National Planning Policy Framework (2019).

2 NON2 Reason for Refusal - Unit Mix

The proposed development leads to the loss of a family sized residential unit and by reason of the proposed unit mix fails to provide sufficient family sized units, as required by the latest information on housing need in the Borough. The proposed development fails to contribute towards mixed and balanced communities and the range of housing types required within the Borough contrary to Policy DMH 2 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policy H10 of the London Plan (2021) and the National Planning Policy Framework (2019).

INFORMATIVES

1 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

a), b) or c) to be added depending on the refusal circumstances:

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

b) In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable which the applicant chose not to implement.

c) In order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably. In addition further guidance was offered to the applicant by the case officer during the processing of the application to identify the amendments to address those elements of the scheme considered unacceptable. However, the amendments required to make the application acceptable are substantial and would materially change the development proposal. They would require further consultation to be undertaken prior to determination which could not take place within the statutory determination period specified by the Department of Communities and Local Government. You are therefore encouraged to consider the submission of a fresh application incorporating the material amendments set out below which are necessary to make the scheme acceptable.

2 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

3 I53 Compulsory Informative (2)

The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Local Plan Part 1 (2012) and Part 2 (2020) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including The London Plan (2021) and national guidance.

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
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 G5	(2021) Urban greening
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport

4 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a rectangular plot of land of approximately 536 square metres located on the corner of the junction of Elm Avenue and Oak Grove. It currently comprises a detached bungalow which has been extended at the rear and side.

The street scene is residential in character comprising a mix of housing types mainly of semi-detached properties with some detached houses and bungalows. No. 61 Elm Avenue to the West is a chalet bungalow and no. 57 Elm Avenue to the East is a semi-detached

two storey property.

Based on the Council's GIS, the site forms part of a Critical Drainage Area. Transport for London's WebCAT planning tool also confirms that the site has a moderate Public Transport Accessibility Level (PTAL) rating of 3.

3.2 Proposed Scheme

This application seeks permission for the erection of a residential building housing 4 x 2-bed flats and 2 x 1-bed flats with associated bins and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb.

3.3 Relevant Planning History

60130/APP/2004/3119 59 Elm Avenue Eastcote
INSTALLATION OF A VEHICULAR CROSSOVER

Decision: 07-01-2005 Approved

60130/APP/2019/1369 59 Elm Avenue Eastcote

Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow

Decision: 07-08-2019 Not Determined **Appeal:** 08-11-2019 Allowed

60130/APP/2019/98 59 Elm Avenue Eastcote

Two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow

Decision: 14-03-2019 Refused

Comment on Relevant Planning History

Application reference 60130/APP/2019/1369 sought permission for two x 2-storey, 3-bed detached dwellings with associated parking and amenity space involving demolition of existing bungalow. The application was refused for the following reason:

The proposed development, by reason of its siting, massing, architectural style, size, scale, bulk, and design would appear as a cramped form of development, providing a poor quality of urban design which would be detrimental to the openness of this prominent corner plot. The proposal therefore fails to complement the established character and visual amenity of neighbouring properties in Elm Avenue and in the immediate locality and represents an incongruous and intrusive form of development in the Elm Avenue street scene, contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the adopted Supplementary Planning Document (SPD) HDAS: Residential Layouts.

This proposal was allowed under appeal reference APP/R5510/W/19/3232952. The Inspector stated the following:

"The proposed dwellings would be modest in size and would be in keeping with the scale of built development in the area. Whilst the proposed properties would appear prominent on the corner plot, they would not be visually intrusive due to the separation with neighbouring properties. The highway junction and surrounding verges maintains visual relief within the built form. The proposal, due to its size and positioning would not encroach on this visual gap and would not have a detrimental effect on openness. The proposed dwellings are sensitive in scale and would not appear as cramped or dominating features within the street scene or surrounding area."

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 (2021)

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.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM6 (2012) Flood Risk Management
PT1.EM7 (2012) Biodiversity and Geological Conservation
PT1.EM8 (2012) Land, Water, Air and Noise
PT1.H1 (2012) Housing Growth

Part 2 Policies:

DMH 1 Safeguarding Existing Housing
DMH 2 Housing Mix
DMH 4 Residential Conversions and Redevelopment
DMHB 11 Design of New Development
DMHB 14 Trees and Landscaping
DMHB 15 Planning for Safer Places
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 G5	(2021) Urban greening
LPP SI12	(2021) Flood risk management
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LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes
NPPF- 9	NPPF-9 2018 - Promoting sustainable transport

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

A site notice was displayed to the front of the site and letters were sent to neighbouring properties. All forms of consultation expired on 8th February 2021. A total of 18 objections have been received with a petition in objection with 83 signatories.

The objections received are summarised as follows:

- the building will dominate the street scene and is not in keeping with adjacent properties;
- the development takes away family housing to provide six flats with cramped accommodation;
- the development provides parking for only four cars on the forecourt and will increase on-street parking and congestion elsewhere;
- traffic and pedestrian safety will be compromised at the busy junction of Elm Avenue, Oak Grove and Lime Grove by this development;
- the development does not provide enough amenity space and is an overdevelopment of the site;
- the development will overload drainage and sewage systems;
- the development will devalue neighbouring properties; and
- the development will have a noise impact on neighbours.

PLANNING OFFICER COMMENT:

All material planning considerations are addressed within the main body of the report. It should be noted that any impact on the value of property in the area is not a material planning consideration.

EASTCOTE RESIDENTS' ASSOCIATION

We ask that this Application be refused.

Although another application has had approval, effectively, this application is seeking to replace a moderately sized bungalow, with a small garage, on an open corner plot with a 2.5 storey building providing 6 flats which, according to the bedroom numbers and sizes, will be able to accommodate 16 people.

The previous application, 60130/APP/2019/1369, approved at appeal, was for 2 detached 3-bedroom properties. As the Appeal Inspector said, 'these proposed dwellings would be modest in size and would be in keeping with the scale of built development in the area.'

Any comparison between the two applications is without foundation. As a single building of substantial scale and mass, the current application is not in keeping with the area. It dominates and its solid and bulky form takes away the existing sense of space. As the Inspector highlighted, the road is largely made up of two storey houses. There are many single storey garages to the sides of houses, allowing for views from front to back and further enhancing the feeling of space throughout the road. There are no blocks of flats of the proposed size, thus it neither fits in with, nor enhances, the street scene. It does not look like a development of semi-detached houses, as the applicant suggests is the aim.

The view that it is providing further much needed flats is not correct in this area - largely through permitted development, in recent years, some 250+ new units have been created nearby in Field End Road, around the Eastcote shopping centre. Furthermore, the Elm Avenue street scene is very much a reflection of the Metroland environment that should be taken into account and preserved when new developments are considered.

Highway Safety:-

One of the greatest concerns with this application is highway safety and we request that, this time round, the Highways Officer be asked to take a really detailed look at all aspects in this regard.

The applicant's own car parking survey quotes the NPPF regarding the fact that a reason for refusing an application can be where there is 'an unacceptable impact on highway safety' and we submit that this is the situation here.

What needs to be taken into account is that the plot is not only on the corner of Oak Grove but, as such, is also where Elm Avenue, Lime Grove and Oak Grove meet:-

- Elm Avenue is generally a busy cut through road for all types of traffic, and additionally is specifically an established east/west cut-through for emergency vehicles.

- Lime Grove - another busier than might be expected road, due to the fact that it is the sole access to a large part of Pembroke Park Estate.

- Oak Grove has one narrow footpath, on the side of the site, the road is also narrow and there is the railway bridge. Anecdotally, residents report lorries and vans frequently mounting the pavement to pass each other. It should be checked if pedestrians (perhaps someone with children, a buggy or a wheelchair) on the path will be visible from the site forecourt parking area and as cars move out onto the road.

Cars going in or out of the front forecourt parking spaces on the site will either have to back into their space from the road, or back out onto it. Whilst the D&A statement states the visibility splays show that visibility is good, this appears to be only in regard to Elm Avenue itself, ie in straight lines to right and left, and it does not take into account the configuration of roads and the individual points detailed

above. In addition to any vehicle safety issues, it does not address the safety of pedestrians.

Car Parking:-

As per the applicant's own Parking Survey document, they are not meeting LBH's car parking space requirements and the London Plan would also require more than the 4 they are showing.

In addition, they are specifically allocating the 4 spaces, at 1 each, to the 4 ground and first floor flats. None are available to the roof space flats, whose residents they say will not need them. In planning approval terms, is this an allowable way to allocate spaces? There is no allocation for visitors.

Elm Avenue is all 'yellow line' (Monday to Saturday 8am-6.30pm), which is something that this application does not address at all. The junction has double yellow lines to the boundaries of Nos. 57 and 59.

The Parking Survey also relies on a now very out of date 2011 Census on vehicle ownership. It also frequently states that the site is situated in an area where vehicle ownership is not essential. This is entirely at odds with the reality which, as LBH states, is that the borough has the highest number of residents travelling to work by car, reflecting the number of residents working outside London and the limited useful connectivity of public transport.

Crossovers:-

It is appreciated that one of the previous crossovers, the one sited on the corner of Elm Avenue and Oak Grove, is to be removed. However, in relation to new crossover applications, the Council states that 'only one crossover will be permitted per property and requests for additional crossovers will be rejected.'. We consider it unacceptable that this application provides for two crossovers onto Elm Avenue, particularly given the great width of each - 4729 and 5000mm respectively.

Internal Issues:-

- Flats 5 and 6 only just meet the minimum standard floor areas, each being 50 square metres, which is actually without taking into account the areas of restricted floor to ceiling height, limiting fully usable space.

- The dormer windows are to be with frosted glass and fixed shut. The bedroom in each has only one other small window, and the living area one small window and 2 small Velux - this suggests that light will be quite restricted in both the roof flats. Is the amount of light and ventilation provided actually to an acceptable level?

- The D&A statement says that each of the units has been laid out to stack bedrooms above bedrooms and living/kitchen spaces above each other as well. This is good, best practice, but it is not in fact the case here. According to the floor plans regarding the flats in the roof in relation to the flats on the first floor, the kitchen/living rooms are stacked on the bedrooms and vice versa.

Accessibility:-

After explaining how they cannot install a lift for commercial and technical reasons, the applicant mitigates this by saying both ground floor flats will meet accessibility standards but they do not give details of how they will fully comply with M4(2), Part M Regs and if they are to do this, they have not designated a disabled parking bay for which anyway there would not seem to be the necessary space in the parking area.

Amenity Space:-

The 'private' amenity space for flats 1 and 2 cannot be accessed directly from either flat. In both cases, residents have to exit the flat, walk down a side pathway and enter the space via a garden gate which theoretically, unless kept locked at all times, could be accessed by anyone from any of the other flats.

Structural Issues relating to the Oak Grove bridge

On the right-hand side of the plot, the proposed building is now shown as being only 1313mm away from the narrow Oak Gove footpath, road and railway bridge. As part of their application documentation, the applicant should be asked provide a structural engineer's report showing how the building works will be able to mitigate any risk of damage to the footpath and road.

COUNCILLOR HEENA MAKWANA:

The desired outcome is refusal on the grounds of its sheer size and bulk, the lack of parking and the proposal of two dropped kerbs that are extremely close to a junction; this will of course have significant safety implications.

PLANNING OFFICER COMMENT:

Regarding highway safety, car parking and crossovers, this is considered by the Council's Highways Officer and is addressed within Section 07.10 of the report. It should be highlighted that Policy T6.1 of the London Plan (2021) states that development of 1 to 2 bedroom units in outer London with a PTAL rating of 2 to 3 should provide up to 0.75 car parking spaces per dwelling. For the proposed development, this would equate to 4.5 car parking spaces.

Regarding internal issues, it is noted that any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. The minimum floor to ceiling height must also be 2.5 metres for at least 75 per cent of the Gross Internal Area of each dwelling. The measurements are addressed within Section 07.09 of the report.

Accessibility is addressed within Section 07.12 and amenity space is addressed in Section 07.09.

The proposed development is also at least 25 metres from the Oak Grove bridge. Any structural issues relating to this are considered to be outside the remit of this application.

Internal Consultees

ACCESS OFFICER:

I have reviewed the addendum to the Design & Access Statement, copied below, and, based on the information submitted, now withdraw my objection to this scheme that does not incorporate lift access to the proposed four flats above ground.

However, any approval must 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 2021 London Plan policy D7 is achieved and maintained.

The two ground floor 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 2021 London Plan policy D7 is achieved and maintained.

HIGHWAYS OFFICER:

Site Characteristics & Background

The site is located within a predominantly residential catchment in Eastcote. The site is occupied by a detached 2-bedroom bungalow located on the corner of Elm Avenue (designated as 'classified') and Oak Grove which is to be demolished and replaced with a single block containing 4x2 and 2x1 bedroom flatted units. 4 on-plot car parking spaces are proposed on the frontage together with 6 cycle spaces to the rear. An existing carriageway crossing (cc) that serves the site envelope on the junction of Elm Avenue/Oak Grove is to be extinguished and relocated with modification (i.e. widening) to the other remaining cc on Elm Avenue.

The surrounding properties exhibit reasonably sized frontages with on-plot parking facilities and the area is situated on the edge of a controlled parking zone (CPZ) operating from 9am to 5pm - Monday to Saturday with double yellow lines on the immediate road junction. However neighbouring roads such as Oak and Lime Grove lie outside of the CPZ and are therefore unrestricted. The address exhibits a public transport accessibility level (PTAL) rating of 3 which is considered as moderate and as such heightens dependency on the ownership and usage of private motor transport.

A previous application for 2x3 bedroom detached dwellings (60130/APP/2019/1369) with a total of 2 on-plot parking spaces was refused (but not on highway related grounds) and thereafter allowed on appeal.

Parking Provision

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

The maximum requirement for the 6 flatted units amounts to 1-1.5 on-plot spaces per unit. 6 to 9 spaces are therefore required. 4 spaces are proposed hence there is a deficit in provision.

It is noted that the previously refused application for 2x3 bedroom detached dwellings (allowed on appeal) accepted a lower on-plot provision of 2 spaces where 4 would normally have been required if the maximum parking standard was applied at that time.

To assist in justifying the lower provision for the current application, the applicant has undertaken parking stress surveys within the locality in order to catalogue the levels of parking demand in all roads within a walking distance of 200m of the site. Industry recognised methodology has been applied and the findings indicate that during the recommended surveyed periods there appears to be in excess of 40% spare parking capacity which can be legitimately used on the surrounding roadways. As there is no evidence to the contrary as confirmed by random checks by Council officers, the findings are considered robust and relevant and therefore supportive of a lower on-plot parking quantum.

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 20% 'active' EVCP provision with all remaining spaces being designated as 'passive' provisions. In this case, a single space should be made 'active' in order to future proof for anticipated demand with the remaining 3 spaces designated as 'passive'. This aspect should be secured by way of planning condition.

Cycling Provision

A minimum of 1 secure and accessible cycle space per unit should be provided in order to conform to the Council's adopted cycle parking standard. 6 communal spaces are indicated to the rear of the property with an acceptable positioning of a secure and accessible compound indicating conformity to the standard.

Proposed New and Revised Carriageway Crossing

There is no objection to the principle of the two separate carriageway provisions i.e. an existing to be widened with the other extinguished and relocated. Both access points should be dimensioned accordingly in line with the Council's carriageway crossing standard i.e. 3.6m at the back of footway and 4.8m (with taper kerbs) at the edge of kerb. Differing dimensions have been indicated on plan which would be remedied post-permission. Final provisions together with extinguishment of the existing crossing and corresponding reinstatement of footway on the corner would be implemented to the Council's construction standard and at the applicant's expense.

In highway safety terms, effort should be made to maintain a low frontage wall treatment onto Elm Avenue in order to help ensure conformity to the relevant mutual inter-visibility sight-line requirements, as per DfT (Manual for Streets (MfS) circa 2007) best practice for new development road and parking layouts guidance, between vehicles leaving the site and extraneous vehicles/pedestrians on Elm Avenue itself. In order to assist with improving sight-lines at both site entrances for vehicles and pedestrians, it is therefore recommended that any front boundary wall height should not exceed 0.6m to achieve the aim of improved visibility. This aspect 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.

The proposal would produce a marginal increase in traffic generation from the site as compared to the existing single dwelling unit however peak period traffic movement into and out of the site would not be expected to rise beyond 2-3 vehicle movements during the crucial 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

In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance. The proposed positioning of the bin storage area on the frontage therefore indicates conformity. 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).

TREES AND LANDSCAPING OFFICER:

This site is occupied by a bungalow on an exceptionally wide plot at the junction of Oak Grove. There is evidence that some conifers lining the sloping boundary of Oak Grove have been removed relatively recently, albeit this did not require the permission or notification of the LPA. There are no TPO's or Conservation Area designations affecting the site, although there are mature trees at the end of the garden, lining the railway corridor.

Comment:

This submission follows a number of previous submission including applications ref. 60130/APP/2019/98 and 2019/1396. No trees will be affected by the proposal. The front garden will be dominated by car parking and bin storage, although some space has been reserved for soft landscape which will be required (by condition). The bin store should be located closer to the building where they can be better screened from public view (or to the rear). There is a significant change of level between Oak Grove and the site as the road approaches the bridge over the railway line. Details of the changes of level and any retaining structures will be required.

Recommendation:

If you are minded to approve this application, please add conditions RES9 (parts 1,2, 5 and 6).

CONSERVATION AND URBAN DESIGN OFFICER:

The application seeks permission to erect a residential building housing 4 x 2-bed flats and 2 x 1-bed flats with associated bins and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb.

The proposed development site is situated on a prominent corner where Oak Grove meets Elm Avenue. The houses along Elm Avenue are either bungalows or detached / semi-detached houses that are traditional in character and no greater than two-storeys in height with traditional pitched tiled roof forms with hips and gables.

The proposed developments width is consistent with the semi-detached houses within the street and is considered acceptable. The proposed building, however, does not respect the front building line being set back further into the site. This has also upset the rear building line as the building's footprint extends further into the garden plot. This approach jars with the streets more consistent building lines. This inconsistency is amplified by the building's location on a prominent corner site. Despite these concerns a similar alignment was recently approved on appeal for two houses on the same site.

The roof form of the proposed development is not consistent with the neighbouring properties. The proposed development proposes 2 residential flats within the roof space which has resulted in a bulky 'crown' roof form. This is not consistent with the well-established and more modest less bulky traditional even pitched roofs that terminate to the ridge. These roof forms are appreciated in kinetic views as one moves through the area and are one of the main unifying characteristics of the houses. The impact of the inappropriate roof form is exacerbated by the building not respecting the established front and rear building lines and would draw undue attention on this prominent corner location and jar in the street scene.

The proposed development by virtue of its roof form would not harmonise with the adjacent well-established houses introducing an incongruous and 'bulky' roof form at odds with the buildings within

the local area.

The development in its current form is not considered acceptable. It is suggested that the two flats within the roof be removed and a more characteristic roof form be constructed to complement the houses within the area.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

RESIDENTIAL DEVELOPMENT

Policy H1 of the London Plan (2021) states that in order to ensure that ten-year housing targets are achieved, boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially on sites with PTAL ratings of 3-6.

Policy H2 of the London Plan (2021) also states that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

- 1) significantly increase the contribution of small sites to meeting London's housing needs
- 2) diversify the sources, locations, type and mix of housing supply
- 3) support small and medium-sized housebuilders
- 4) support those wishing to bring forward custom, self-build and community-led housing
- 5) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

In accordance with the London Plan, there is planning policy support for the principle of residential development.

FLATS

Policy DMH 4 of the Hillingdon Local Plan: Part 2 (2020) states that residential conversions and the redevelopment of dwellings into new blocks of flats will only be permitted where:

- i) it is on a residential street where the proposal will not result in more than 10% of properties being redeveloped into flats;
- ii) On residential streets longer than 1km the proposed redevelopment site should be taken as the midpoint of a 1km length of road for assessment purposes;
- iii) the internal floor area of the original building to be converted is at least 120 sqm; and
- iv) units are limited to one unit per floor for residential conversions.

The redevelopment of dwellings into new blocks of flats can enable more effective use of sites to be achieved. However, this type of development must seek to enhance the local character of the area. Large concentrations of flats have resulted in a range of problems, including increased on-street parking and resultant congestion on roads, the loss of front gardens, reductions in privacy, significant changes to the street scene, and loss of family accommodation.

Based on a 1km survey of Elm Avenue, the proposed redevelopment of the application site into a block of flats would not result in more than 10% of properties being redeveloped into flats. Accordingly, the proposed development is not contrary to Policy DMH 4 of the Hillingdon Local Plan: Part 2 (2020).

UNIT MIX

Policy H10 of the London Plan (2021) notes that new development should consist of a range of unit sizes. It is also noted that one and two bed units have a role in freeing up existing family housing.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 (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's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016.

In accordance with Policy DMH 2, developments should demonstrate how the provision of family housing has been optimised, to address local needs. The proposed development would provide 4 x 2-bedroom flats and 2 x 1-bedroom flats, and therefore fails to provide any family housing in accordance with need. Given that the site accommodates a detached bungalow with approximately 84 square metres internal floorspace, equivalent to a 3 bedroom 4 person single storey unit, the proposed development would result in the loss of a family unit without its re-provision. Although the site is moderately accessible with a PTAL rating of 3 and approximately 300 metres from Eastcote Town Centre, it is not agreed that the provision of family housing units has been optimised. The proposal would not consist of an appropriate mix of unit sizes and is considered to be contrary to Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy H10 of the London Plan (2021).

7.02 Density of the proposed development

Policy D3 of the London Plan (2021) establishes the design-led approach which requires that all development make the best use of land that optimises the capacity of sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 of the London Plan (2021) which states that Boroughs should proactively support well-designed new homes on small sites below 0.25 hectares in size.

The site is moderately accessible with a PTAL rating of 3 and approximately 300 metres from Eastcote Town Centre. Accordingly, a higher density of development would generally be considered to be acceptable in such a location.

The form, layout, quality and character of the proposed development is considered under Section 07.07 of the report. The experiential factors of the proposed development are considered under Sections 07.08 and 07.09.

Based on these considerations, the proposed density of the development is considered to be appropriate and is not contrary to Policy D3 of the London Plan (2021).

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

Not relevant to the consideration of this application.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

Policy BE 1 of the Hillingdon Local Plan: Part 1 (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 (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.

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

C) Development will be required to ensure that the design safeguards the satisfactory re-development of any adjoining sites which have development potential. In the case of proposals for major development sites, the Council will expect developers to prepare master plans and design codes and to agree these with the Council before developing detailed designs.

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

The policies quoted above are supported by Policies D3 and D6 of the London Plan (2021)

The street scene is residential in character comprising a mix of housing types mainly of semi-detached properties with some detached houses and bungalows. No. 61 Elm Avenue to the West is a chalet bungalow and no. 57 Elm Avenue to the East is a semi-detached two storey property.

The proposal would consist of a two storey building with habitable roof space, measuring 14.9 metres in width, 12.2 metres in depth and 9.6 metres at its highest point. It would be sited approximately 6.1 metres back from the Elm Avenue footway and 1.7 metres back from the Oak Grove footway. Relative to neighbouring properties, the building would be sited approximately 2.6 metres back from the front building line and 5.5 metres passed the rear building line established by properties located along Elm Avenue.

It is noted that planning appeal reference APP/R5510/W/19/3232952 granted permission for 2 no. 2-storey, 3-bed detached dwellings. Each of the approved units measured 6.5 metres in width, 11.5 metres in depth and 8.1 metres in height. Evidently, the development currently proposed would increase the footprint and volume of development proposed on this corner plot by increasing the height, width and depth of the building proposed. Although

the height and width of the proposed building would be broadly comparable to some neighbouring properties, the depth would be considerably greater. In this sense, the proposed development is failing to harmonise with the local context.

Notably, the proposed detached house would utilise a crown roof form. The street scene comprises of hipped roof forms with no set precedent for crown roof forms. Part B)(viii) of Policy DMHD 1 of the Hillingdon Local Plan: Part 2 (2020) specifically states that large crown roofs on detached houses will not be supported. Accordingly, the proposal for a flat roof form measuring approximately 50 square metres in area is considered inappropriate and would result in an obtrusive form of development which would be to the detriment of the character, appearance and visual amenities of the street scene and the wider area.

Given the above considerations, the proposed development is considered contrary to Policy BE1 of the Hillingdon Local Plan: Part 1 (2012), Policies DMHB 11 and DMHD 1 of the Hillingdon Local Plan: Part 2 (2020), Policies D3 and D6 of the London Plan (2021) and the National Planning Policy Framework (2019).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (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 (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 (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 (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".

The proposed building would be protrude approximately 5.5 metres past the rear building line of no. 57 Elm Avenue but would not interrupt a 45 degree line drawn from the nearest rear facing habitable room window. Although the development may have some impact in terms outlook enjoyed from no. 57 Elm Avenue, it would not be considered to such an extent that a refusal reason could be justified.

The application is also supported by a Daylight and Sunlight Assessment and includes nos.

48, 50, 57 and 61 Elm Avenue within the scope. This confirms that the effect on Vertical Sky Component (VSC) is within the 80% guidance value in all cases, meaning that there will be no adverse impact on neighbouring residents in terms of daylight. The assessment also confirms that all windows retain in excess of 80% of their current values, meaning the proposed development accords with BRE guidance in relation to sunlight. The proposed development is therefore acceptable with regard to its impact on the daylight and sunlight received by neighbouring properties.

The proposed development would include side facing dormer windows, two of which would serve bathrooms and two of which would serve the living room and kitchen areas. If recommended for approval, a planning condition would ensure that the windows are obscure glazed and non-opening below 1.8 metres measured from the internal finished floor level.

Given the above considerations, the proposal is not considered contrary to Part B) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.09 Living conditions for future occupiers

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards.

Table 3.1 of Policy D6 of the London Plan (2021) states that a:

- one storey dwelling with 1 bedrooms and 2 occupants should provide at least 50 square metres GIA; and
- one storey dwelling with 2 bedrooms and 3 occupants should provide at least 61 square metres gross internal floor area (GIA).

Any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

The proposed development would provide the following:

- Flat 1 - 2b3p measuring 64 square metres GIA
- Flat 2 - 2b3p measuring 64 square metres GIA
- Flat 3 - 2b3p measuring 64 square metres GIA
- Flat 4 - 2b3p measuring 64 square metres GIA
- Flat 5 - 1b2p measuring 50 square metres GIA
- Flat 6 - 1b2p measuring 50 square metres GIA

A one bedspace single bedroom must have a floor area of at least 7.5 square metres and be at least 2.15 metres wide. A two bedspace double bedroom must have a floor area of at least 11.5 square metres. The proposed development would comply with this requirement.

Accordingly, the proposed development would achieve the internal floorspace standards required and would comply with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) and Policy D6 of the London Plan (2021).

PRIVATE AMENITY SPACE

Generally, private outdoor amenity space needs to be well located, well designed and usable for the private enjoyment of the occupier. In assessing the quality of all amenity

space in development proposals, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight, noise, enclosure and privacy. Outdoor amenity space will be required to provide an appropriate mix of hard and soft landscaping, including grass, shrubs and trees.

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Specifically, Table 5.3 states that:

- 1 bedroom flats should be provided with access to at least 20 square metres of private amenity space; and
- 2 bedroom flats should be provided with access to at least 25 square metres of private amenity space.

The proposed development would provide 4 no. 2-bedroom flats and 2 no. 1-bedroom flats, requiring 140 square metres amenity space in total. Based on the plans submitted, Flats 1 and 2 would be provided with 25 square metres each of private amenity space at the ground floor. The remaining flats would have access to approximately 162 square metres of communal amenity space.

It is noted that the 'private' amenity space for Flats 1 and 2 cannot be accessed directly from either flat and are instead accessed via the side pathway and a garden gate. As noted by the Eastcote Residents' Association, unless these spaces are kept locked at all times, these could be accessed by anyone from any of the other flats. These spaces are, however, demarcated as private spaces and would be located next to the allocated flats. This is not considered to be an issue which warrants a refusal reason.

Paragraph 5.70 of the Hillingdon Local Plan: Part 2 (2020) states:

"Dwellings on upper floors should all have access to a private balcony or terrace, where this is consistent with the overall design of the building. Houses and ground floor flats should have private gardens. The Council is keen to improve the quality of housing in the Borough and therefore communal provision of private outdoor space is generally not supported unless there are strong planning reasons and the proposed scheme is of high quality with clear planning merits."

Given the residential context of the application site, the provision of balconies for the upper floor flats is not considered appropriate. As such, the communal provision of amenity space is considered acceptable. Accordingly, the proposed development would provide a sufficient quantity and quality of amenity space to serve the flats proposed, in compliance with Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 1 of the Hillingdon Local Plan: Part 2 (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.

Policy DMT 2 of the Hillingdon Local Plan: Part 2 (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 roads.

Policy DMT 5 of the Hillingdon Local Plan: Part 2 (2020) states that:

A) Development proposals will be required to ensure that safe, direct and inclusive access for pedestrians and cyclists is provided on the site connecting it to the wider network, including:

- i) the retention and, where appropriate, enhancement of any existing pedestrian and cycle routes;
- ii) the provision of a high quality and safe public realm or interface with the public realm, which facilitates convenient and direct access to the site for pedestrian and cyclists;
- iii) the provision of well signposted, attractive pedestrian and cycle routes separated from vehicular traffic where possible; and
- iv) the provision of cycle parking and changing facilities in accordance with Appendix C, Table 1 or, in agreement with Council.

Policy DMT 6 of the Hillingdon Local Plan: Part 2 (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) (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. This is supported by Policy T4 of the London Plan (2021).

PARKING PROVISION

Appendix C of the Hillingdon Local Plan: Part 2 (2020) states that 1 and 2 bed flats should be provided with a maximum of 1 to 1.5 car parking spaces per unit. Based on this, the proposal for 4 no. 2-bed flats and 2 no. 1-bed flats would require a maximum of 6 no. to 9 no. car parking spaces.

It should be highlighted that Policy T6.1 of the London Plan (2021) states that development of 1 to 2 bedroom units in outer London with a PTAL rating of 2 to 3 should provide a maximum of 0.75 car parking spaces per dwelling. For the proposed development, this would equate to 4.5 no. car parking spaces. The 4 no. car parking spaces proposed would therefore be appropriate.

A parking stress survey has also been submitted in order to catalogue the levels of parking demand in all roads within a walking distance of 200m of the site. The findings indicate that during the recommended surveyed periods there appears to be in excess of 40% spare parking capacity which can be legitimately used on the surrounding roadways. The Council's Highways Officer considers this to be robust. The on-plot parking quantum is considered to be justified and is not considered to be a robust reason for refusal in an appeal scenario.

ELECTRIC VEHICLE CHARGING POINTS

Part G) of Policy T6 and part C) of Policy T6.1 of the London Plan (2021) states that all residential car parking spaces must provide infrastructure for electric or Ultra-Low Emission vehicles. At least 20 per cent of spaces should have active charging facilities, with passive provision for all remaining spaces. Accordingly, one car parking space should be provided with an active electric vehicle charging point and three car parking spaces should be provided with passive electric vehicle charging infrastructure. If recommended for approval, this would be secured by condition.

ACCESSIBLE PARKING

Part G) of Policy T6.1 of the London Plan (2021) requires that residential development proposals delivering ten or more units must ensure that for 3% of dwellings, at least one designated disabled persons parking bay per dwelling is available from the outset. The proposed development would not provide any disabled persons parking. However, as the proposed development would deliver less than ten units, it is not considered reasonable to recommend refusal on this basis.

CYCLE PARKING

A minimum of 1 secure and accessible cycle space per unit should be provided in order to conform to the Council's adopted cycle parking standard. 6 communal spaces are proposed to the rear of the property and is considered acceptable.

VEHICULAR ACCESS

The proposed development would remove an existing dropped kerb on the corner of Elm Avenue and Oak Grove, create a new dropped east of the existing one and widen the another dropped kerb serving the site. The Council's Highways Officer accepts the principle of such provisions, although with revised dimensions to achieve 3.6 metres at the back of footway and 4.8m (with taper kerbs) at the edge of kerb.

In order to maintain inter-visibility sight-line requirements between vehicles leaving the site and extraneous vehicles/pedestrians on Elm Avenue, it is recommended that any front boundary wall should not exceed 0.6 metres in height. If recommended for approval, this would be secured by planning condition.

TRIP GENERATION

The proposal would produce a marginal increase in traffic generation from the site as compared to the existing single dwelling unit. The peak period of traffic movement into and out of the site would not be expected to rise beyond 2-3 vehicle movements during the crucial peak morning and evening hours. 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.

REFUSE

The proposed positioning of the bin storage area on the frontage would be accessible for collection.

SUMMARY

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 (2020), Policy T4 of the London Plan (2021) and the NPPF (2019).

7.11 Urban design, access and security

URBAN DESIGN

Please see section 07.07 of the report.

ACCESS

Please see section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (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.

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation. Subject to such a condition, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020).

7.12 Disabled access

Policy D7 of the London Plan (2021) states that in order to provide suitable housing and genuine choice for London's diverse population, including disabled people, older people and families with young children, residential development must ensure that:

- 1) at least 10 per cent of dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(3) 'wheelchair user dwellings'
- 2) all other dwellings (which are created via works to which Part M volume 1 of the Building Regulations applies) meet Building Regulation requirement M4(2) 'accessible and adaptable dwellings'.

Although the proposed development would not provide lift access, it is accepted that these are less viable on smaller residential schemes and it would compromise the external design of the proposed building. If recommended for approval, planning conditions would be required to secure the details of step free access via the principal private entrance and require that the ground floor units are 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. Subject to such conditions, the proposed development would not be contrary to Policy D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Not relevant to the consideration of this application.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

Policy G1 of the London Plan (2021) states that development proposals should incorporate appropriate elements of green infrastructure that are integrated into London's wider green infrastructure network.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (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 (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.

The application site does not form part of a Conservation Area and is not subject to a Tree Protection Order. Approximately 31.5 square metres of soft landscaping would be created towards the front of the site, equalling circa 30% of the site frontage.

If recommended for approval, a detailed landscape scheme would be secured by condition, alongside conditions to ensure the protection of on-site trees. Subject to such conditions, the proposed development would accord with Policy G1 of the London Plan (2021) and Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).

ECOLOGY

Paragraph 170 of the NPPF (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. This is supported by Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

If recommended for approval, an ecological enhancement plan would be secured by condition. Subject to this condition, the proposal is considered to accord with the NPPF (2019), Policy G6 of the London Plan (2021) and Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

7.15 Sustainable waste management

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that:

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

Bin storage is proposed on the frontage and can be easily accessed for collection. Accordingly, the proposed development is considered to accord with part D) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.16 Renewable energy / Sustainability

There are no specific energy requirements for a minor scale form of development. The development would, however, incorporate energy efficiency measures including insulation, high efficiency boilers and low energy lighting.

7.17 Flooding or Drainage Issues

Policy SI 12 of the London Plan (2021) requires that development proposals ensure that flood risk is minimised and mitigated. Policy SI 13 of the London Plan (2021) also requires that development proposals 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.

This is supported by Policy EM6 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020). Notably, proposals that fail to make appropriate provision of flood risk and surface water flooding mitigation will be refused.

If recommended for approval, a planning condition would secure the detail of a sustainable water management scheme. Subject to such a condition, the proposal would accord with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 (2020), Policy EM6 of the Hillingdon Local Plan: Part 1 (2012), Policies SI 12 and SI 13 of the London Plan (2021).

7.18 Noise or Air Quality Issues

NOISE

The proposed development would continue to utilise the application site for residential purposes. As such, noise is not considered to be an issue with the proposed development.

AIR QUALITY

The application site is not located within an Air Quality Management Area or Air Quality Focus Area. As such, the proposal is not considered an issue with regard to air quality.

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning Obligations

Policy DMCI 7 of the Hillingdon Local Plan: Part 2 (2020) states:

A) To ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

B) Planning obligations will be sought on a scheme-by-scheme basis:

- i) to secure the provision of affordable housing in relation to residential development schemes;
- ii) where a development has infrastructure needs that are not addressed through CIL; and
- iii) to ensure that development proposals provide or fund improvements to mitigate site specific impacts made necessary by the proposal.

C) Applications that fail to secure an appropriate Planning Obligation to make the proposal acceptable will be refused.

The Community Infrastructure Levy Regulation 2010 (Regulations issued Pursuant to the 2008 Act) and the NPPF have put three tests on the use of planning obligations into law. It is unlawful (since 6th April 2010) to request planning obligations that do not meet the following tests:

- i. necessary to make the development acceptable in planning terms
- ii. directly related to the development, and
- iii. fairly and reasonable related in scale and kind to the development

The effect of the Regulations is that the Council must apply the tests much more strictly and is only to ask for planning obligations that are genuinely necessary and directly related to a development. Should planning obligations be requested that do not meet the policy tests the Council would have acted unlawfully and could be subject to a High Court

challenge.

On the basis of the NPPF and the Community Infrastructure Levy Regulation 2010, no planning obligations are to be secured via a Section 106 legal agreement.

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 square metre.

The proposal produces a net increase of 257 square metres gross internal floorspace.

Hillingdon CIL £24,415.00

London Mayoral CIL £15,420.00

Total CIL £39,835.00

7.21 Expediency of enforcement action

Not applicable.

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 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 erection of a residential building housing 4 x 2-bed flats and 2 x 1-bed flats would result in the loss of family housing and would not optimise the provision of family housing in accordance with the Borough's housing need. Furthermore, the proposed development, by reason of its siting, scale, bulk and design, also fails to harmonise with the established local context, to the detriment of the character, appearance and visual amenities of the street scene and the wider area.

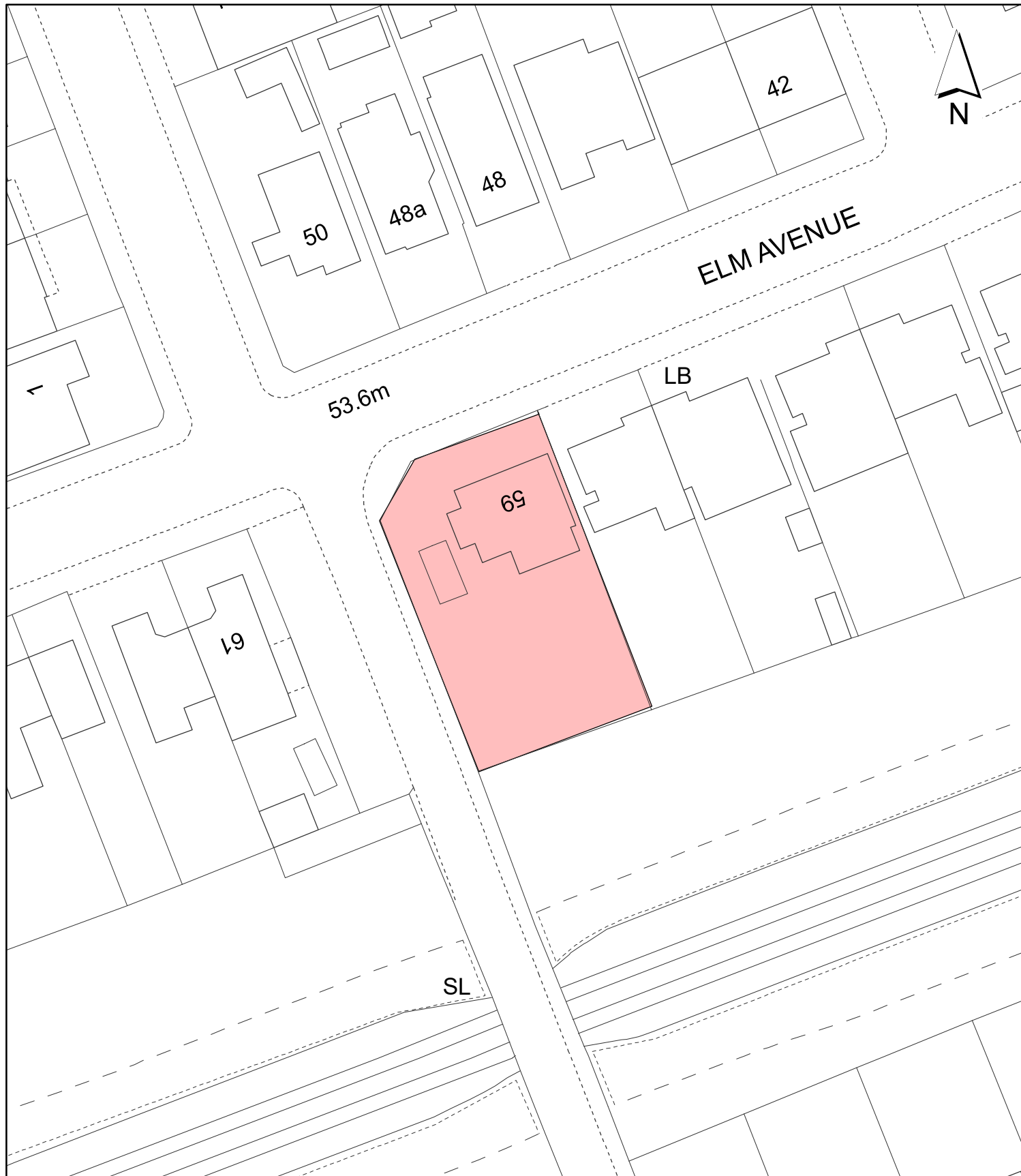
Accordingly, the application is recommended for refusal.

11. Reference Documents

National Planning Policy Framework (February 2019)
The London Plan (March 2021)
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

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Site Address:

**59 Elm Avenue,
Eastcote**

Planning Application Ref:

60130/APP/2020/4166

Planning Committee:

North Page 40

Scale:

1:500

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 77 ST GEORGE'S DRIVE ICKENHAM

Development: Alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence (part retrospective)

LBH Ref Nos: 12943/APP/2021/589

Drawing Nos: EL/100/01 Rev. P05
PL/100/01 Rev. P02

Date Plans Received: 13/02/2021

Date(s) of Amendment(s):

Date Application Valid: 02/03/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling located on the west side of St. George's Drive. The property was until recently a brick and tile dwelling, set back from the road by approximately 6 metres of hardstanding. Nos. 75 and 79 St. George's Drive adjoin the site to the south and north respectively. To the rear of the dwelling is a garden area which acts as private amenity space for the occupiers of the property. The streetscene is characterised by brick dwellinghouses, none (except now the application site) have roller shutters on their windows.

There is a integral garage to the side and the host property is rendered white. The application site is not located in a conservation area and there are no listed buildings in the immediate area.

1.2 Proposed Scheme

The current application seeks part retrospective planning permission for alterations from brick to white rendering, a new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence.

It should be noted that at the time of determination the house has been rendered, a boundary fence replaced and roller shutters added to the windows, only the pv panels have not been installed.

1.3 Relevant Planning History

12943/APP/2019/3504 77 St George'S Drive Ickenham

Conversion of roofspace to habitable use and conversion of roof from hip to gable ends with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development)

Decision Date: 19-12-2019

Approved

Appeal:

12943/APP/2020/1134

77 St George'S Drive Ickenham

Alterations to existing garage roof including addition of two windows in front elevation.

Decision Date: 01-06-2020 Refused **Appeal:**
12943/APP/2020/199 77 St George'S Drive Ickenham
Installation of a rear dormer and 2 front rooflights

Decision Date: 17-03-2020 Refused **Appeal:**

Comment on Planning History

12943/APP/2019/3504 - Conversion of roofspace to habitable use and conversion of roof from hip to gable ends with a gable end window (Application for a Certificate of Lawful Development for a Proposed Development) - Approved 19/12/2019

12943/APP/2020/199 - Installation of a rear dormer and 2 front rooflights - Refused 17/3/2020

12943/APP/2020/1134: Alterations to existing garage roof including addition of two windows in front elevation. Refused 01/06/2020.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

18 neighbouring properties and the local residents association were consulted by letter dated 08-03-21. The consultation period expired on 29-03-21. 15 objections were received and a signed petition objecting with 41 signatures. The objections are summarised as follows:

1. Proposed development is not in keeping with the character of the area.
2. Overlooking and loss of privacy.
3. Proposed materials not matching existing materials.
4. These alterations have a serious detrimental impact to character and overall street scene.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHD 1 Alterations and Extensions to Residential Dwellings

DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D8	(2021) Public realm
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

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 the residential amenity of the neighbouring dwellings and provision of acceptable residential amenity for the application property.

Policy BE1 of the Local Plan: Part One - Strategic Policies (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 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.

Policy DMHB 12: Streets and Public Realm sets out how we can deliver a well-designed, high quality, durable public realm. Development will be required to be well integrated with the surrounding areas to produce a coordinated and legible public realm.

Policy DMHD 1 requires that alterations and extensions 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 requires that there is no unacceptable loss of outlook to neighbouring occupiers.

The applicant is seeking part retrospective planning permission for alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence. The replacement of the timber boundary fencing is not considered to raise any planning issues.

As it stands, the application property has already been rendered white, windows with roller shutters have been installed within the front and rear elevations and a side fence has been erected. In addition to the above works, the applicant has proposed the installation of PV panels within the garage roof face.

The proposed development is very visible in the street scene and has an incongruous appearance totally at odds with the brick materials and window design of surrounding properties.

There is no objection to the proposed PV panels within the roof face of the side garage which promotes sustainable design to reduce both energy consumption and carbon

emissions.

However, the white rendered facade and graphite aluminium windows with roller shutters within the front, side and rear elevations are not considered to be in keeping with the character and appearance of the host dwelling and the local area. They have become a prominent negative feature in the street-scene and have an adverse impact on the character and appearance of the street scene and wider area.

Overall, the proposal by reason of its design and external facade materials fail to accord with the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012) and Policies DMHB 11, DMHB 12 and DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020).

Residential Amenity

Policy DMHB 11 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that development proposals should not adversely impact on the amenity, daylight and sunlight of adjacent properties and open space. Policy DMHD 1 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that alterations and extensions of dwellings will be required to ensure that there is no unacceptable loss of outlook to neighbouring occupiers.

Given the scale and position of the proposed alterations it is not considered they would adversely impact on the daylight and sunlight and outlook of the neighbouring properties. Whilst there are windows proposed on the flank elevations, they are not considered to significantly harm the residential amenity of the adjoining properties, as there was already side windows and the proposed windows are non opening and can be obscure glazed. The proposed development is considered to comply with Policies DMHB 11 and DMHD 1 in this respect

Both the existing amenity space and on-site parking would not be affected by the proposals.

The application is recommended for refusal due to the harm caused by the change from brick to render and installation of roller shutters to the windows, which are caused to be incongruous and to cause serious visual harm to the streetscene and wider area.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposal by reason of its design and external facade materials (render finish and roller shutter window design) fails to harmonise with the local context and has an adverse impact on the character and appearance of the host property, existing streetscene and wider area. The proposals are therefore considered contrary to the objectives of Policy BE1 of the Hillingdon Local Plan: Part One Strategic Policies (2012), Policies DMHB 11, DMHB 12, DMHD 1 of the Local Plan: Part Two - Development Management Policies (2020) and Policies D3 and D6 of the London Plan (2021).

INFORMATIVES

- 1 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:

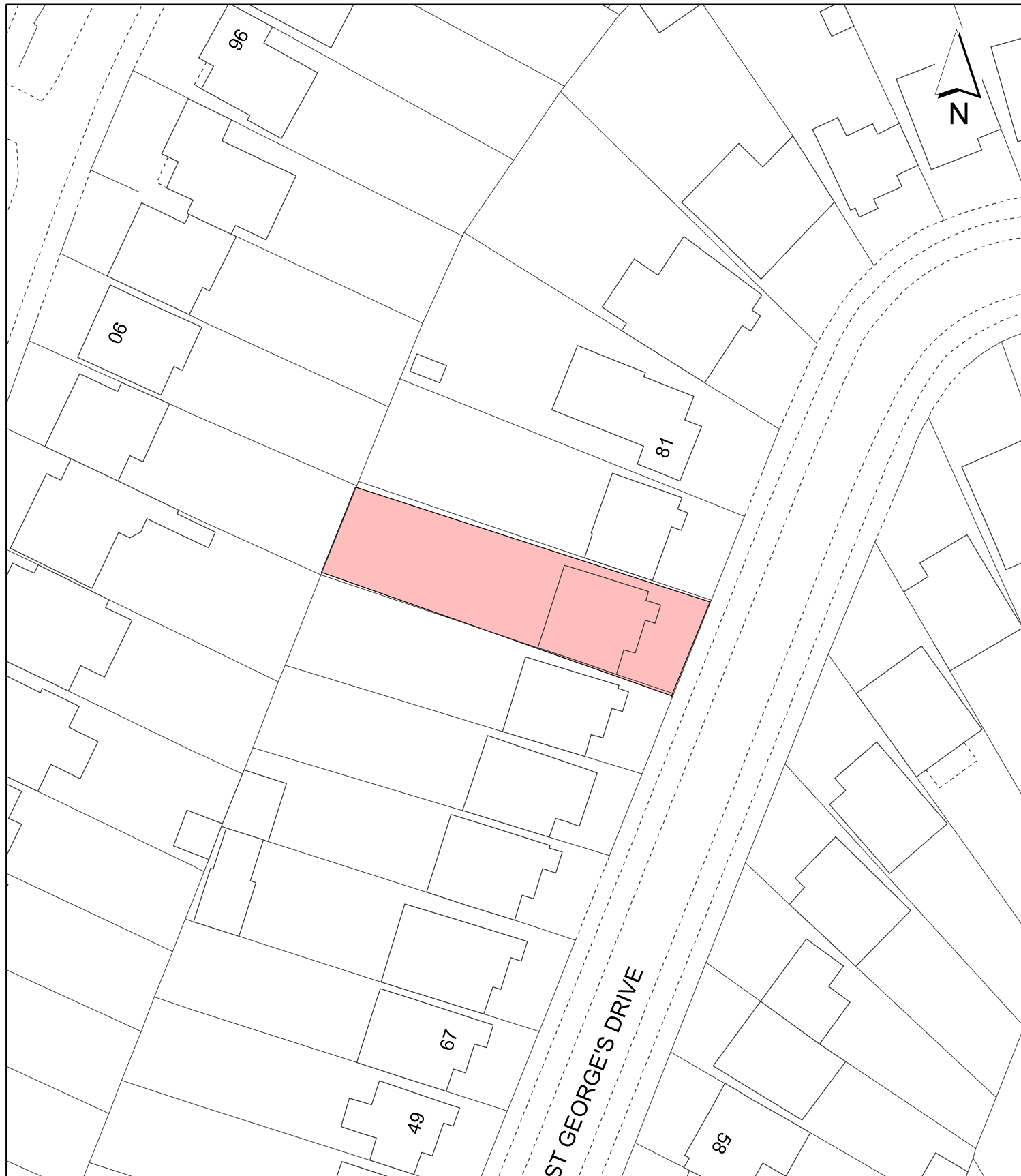
PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D8	(2021) Public realm
NPPF- 12	NPPF-12 2018 - Achieving well-designed places

Contact Officer: Batatunde Aregbesola

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**77 St George's Drive,
Ickenham**

Planning Application Ref:

12943/APP/2021/589

Planning Committee:

North Page 46

Scale:

1:600

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address TELECOMMUNICATIONS WINDMILL HILL RUISLIP

Development: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works (General Permitted Development Order 2015 for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 75613/APP/2021/1383

Drawing Nos: HGN10042 Covering letter dated 4th April 202
HGN10042 Site Specific Supplementary Information
HGN10042 Permitted development notice dated 3rd April 202
HGN10042 Permitted development notice
002 Site Location Plan Rev. E
100 Existing Site Plan Rev. E
150 Existing Elevation A Rev. E
210 Proposed H3G Site Plan Rev. E
260 Proposed H3G Elevation Rev. E
303 Proposed H3G Antenna Schedule & Line Configuration Rev. E
305 Equipment Schedule & Support Structure Details Rev. E
Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines
HGN10042 Consultation to MOC
HGN10042 Consultation to Northolt Jet Centre

Date Plans Received: 08/04/2021

Date(s) of Amendment(s):

Date Application Valid: 08/04/2021

1. SUMMARY

This planning application seeks Prior Approval for the installation of a 15m Phase 8 Monopole C/W with a wrapround Cabinet at base, 3 cabinets and associated ancillary works under Part 16 of Schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015. The purpose of the proposal is to upgrade the Hutchison 3G UK Limited (H3G) network to improve existing coverage and capacity as well as providing 5G to the surrounding area.

Given the location of the site, the proposal is considered to have limited impact on the adjacent residential properties in terms of visual amenity therefore it is considered to be in accordance with Policies DMHB 11 and DMHB 21 of the The Local Plan: Part 2 - Development Management Policies (2020).

This application is recommended for approval subject to no objections being raised by the Ministry of Defence and RAF Northolt.

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

210 Proposed H3G Site Plan Rev. E

260 Proposed H3G Elevation Rev. E

303 Proposed H3G Antenna Schedule & Line Configuration Rev. E

305 Equipment Schedule & Support Structure Details Rev. E

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 (2021).

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:

HGN10042 Site Specific Supplementary Information

Declaration of Conformity with International Commission on Non-Ionizing Radiation Protection Public Exposure Guidelines

HGN10042 Covering letter dated 4th April 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 objectives of Policies . Specify Hillingdon Local Plan Part 2 (2020)

4 NONSC Non Standard Condition

Any apparatus or structure provided in accordance with this permission shall be removed from the land, within 6 months of it no longer being required for electronic communications purposes, and such land, shall be restored to its condition before the development took place, or to any other condition as may be agreed in writing with the Local Planning Authority.

REASON

To ensure that the development is removed as soon as it is no longer required in order to protect the character and appearance of the area in accordance with Policies DMHB 11 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

5 COM8 Tree Protection

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

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

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

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

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

2.a There shall be no changes in ground levels;

2.b No materials or plant shall be stored;

2.c No buildings or temporary buildings shall be erected or stationed.

2.d No materials or waste shall be burnt; and.

2.e No drain runs or other trenches shall be dug or otherwise created, without the prior written consent of the Local Planning Authority.

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

REASON

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

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.

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 21	Telecommunications

DMT 2	Highways Impacts
NPPF- 10	NPPF-10 2018 - Supporting high quality communications
LPP SI6	(2021) Digital connectivity infrastructure

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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the landscaped area in the centre of the carriageway at the junction of Windmill Hill and West Hatch Manor / Old Hatch Manor. The proposed equipment is to be located on the grass area adjacent to the existing street light pole (which is approximately 8m high). To the rear of the equipment are trees and associated soft landscaped areas.

The streetscene is residential in character comprising of mainly two-storey, detached dwellings. The nearest residential properties are no. 28a Windmill Hill, which is approximately 20m to the south-west, and no. 25 Windmill Hill, which is approximately 25m to the south-east. The site is also approximately 62 metres away from the boundary of the Ruislip Manor Way Conservation Area.

3.2 Proposed Scheme

This application seeks prior approval for the installation of a 15m Phase 8 Monopole C/W with a wraparound Cabinet at base, 3 cabinets and associated ancillary works.

The proposed cabinet dimensions are:

- 1900mm (W) x 600mm (D) x 1752mm (H)
 - 650mm (W) x 700mm (D) x 950mm (H)
 - 600mm (W) x 520mm (D) x 1585mm (H)
 - 1800mm (W) x 750mm (D) x 1600mm (H) with 15m Phase 8 monopole
- (Total Volume of housing equipment = 5.08 cubic meters)

Material:

Monopole - Phase 8 pole, Galvanised with wraparound cabinet
Equipment Housing - Steel, Grey

3.3 Relevant Planning History

75613/APP/2020/1649 Telecommunications O/S 42 & 44 Windmill Hill Ruislip

Installation of 20m monopole, 4 equipment cabinets and ancillary equipment

Decision: 21-07-2020 Refused

Comment on Relevant Planning History

There is no planning history relevant to the application.

It should be noted that a recent application was refused under planning application ref: 75613/APP/2020/1649 for a 20m monopole, 4 equipment cabinets and ancillary equipment adjacent to no. 42 and 44 Windmill Hill. The reason for refusal was:

"The proposed development, by reason of the size and siting of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020)."

The current application is located approximately 188 metres to the north-east of the site of application ref: 75613/APP/2020/1649.

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 (2021)

Material Considerations

The National Planning Policy Framework (NPPF) (2020) is also a material consideration in planning decisions, as well as relevant supplementary planning documents and guidance.

The NPPF states that:

Advanced, high quality and reliable communications infrastructure is essential for economic growth and social well-being. Planning policies and decisions should support the expansion of electronic communications networks, including next generation mobile technology (such as 5G) and full fibre broadband connections....

Local planning authorities must determine applications on planning grounds only. They should not seek to prevent competition between different operators, question the need for an electronic communications system, or set health safeguards different from the International Commission guidelines for public exposure.

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:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 21 Telecommunications

DMT 2 Highways Impacts

NPPF- 10 NPPF-10 2018 - Supporting high quality communications

LPP SI6 (2021) Digital connectivity infrastructure

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- **6th May 2021**

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

PUBLIC CONSULTATION:

A total of 44 neighbouring owners/occupiers were consulted and 21 objections have been received to date. The current consultation expires on 12th May 2021.

Two valid petitions have been received with a total of 50 signatures. The desired outcome is to reject the application on the same basis as the previous application ie The proposed development, by reason of the size and siting of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) and Policies DMHB 11, DMHB 12 and DMHB 21 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020).

The concerns raised are summarised below:

Siting/Appearance

- We already have one phone mast very close to us in East Way, and if a second mast is allowed on Windmill Hill, we would be stuck in the middle of two masts that were very close to our property. One is bad enough, but having two is unacceptable.
- Too close to Warrender school
- Already has 5 cabinets and sub power station along the same side of the green, if this application were to be allowed, the site will be overcrowded with cabinets which will make it very unsightly, not in keeping with the surrounding area.
- The little green is intended for local children and youngsters to walk and explore. Any more obsolete and excessive cabinets like what are proposed will deprive local residents of their precious public space.
- Any more cabinets or anything similar will make the little island in the road resemble a dump site of

ugly cabinets and objects.

- It will be an eyesore.
- The proposed location of this Monopole is unbelievable with no thought or consideration being given to surrounding community.
- The proposed location is a central focal point for all that approach it by foot/car and for those that live around it. Having a 15m monopole stuck there is comparable to dumping rubbish in the middle of a bowling green for all to see. It does not blend in and dramatically erodes the quality of the surrounding area of outstanding natural beauty.
- It will leave a sour aftertaste for those visiting the area - not what we want for our neighbourhood. Common sense approach is to seek out a more discrete location - not a prime spot which attracts all eyes.
- This will completely ruin the attractive spot the green provides.
- There is no advantage to the locality
- Would it be a blight on the landscape, which is currently picturesque as you approach the roundabout, but it is also very close to residential properties and 2 schools.
- It would be more discrete if this pole was placed within the trees on the site. It feels like the applicant is favouring convenience over preserving this precious patch of green land.
- It is directly opposite our front door and some 20 metres away.
- This development faces all oncoming traffic travelling north from Ruislip Manor towards the island, a main road and bus route, making the development clearly visible to all passersby and detrimental to the general area and street scene.
- We would submit that this proposed development by reason of size and siting on the new location, would create an obtrusive form of development, which would add visual clutter to the detriment, character, appearance and visual amenities of the street scene. Particularly being on the edge of the Ruislip Conservation Area, an area of 1930's style detached housing.
- I believe that this would be visible above tree heights and roof tops from the nearby perimeter of Manor Conservation Area
- Why would you propose such a monstrosity on a top of the hill so it will be an eyesore visible for miles?
- This is a residential area unsuitable for such industrial architecture
- The scale of the mast is totally out of keeping with the surroundings, it is approximately twice as tall as the mature trees on the island and would be an overbearing landmark
- There will be a significant material impact on the area. It would result in demonstrable harm to the character of the area.
- The application is generic and does not address the significant visual impact that a 15m mast would have in this location as the mast overlooks a downhill road and as a result will appear significantly taller.
- I do not believe that the diagram (Proposed HGD Elevation) in the application plans gives a fair representation of the visual impact of the mast. Using a photo of another mast which I have sized to just under twice the height of the trees, I have superimposed this on a picture looking up Windmill Hill towards the island. The proposed mast/cabinets are hugely out of proportion to what should be permitted in a residential area and constitute a significant eyesore which would be visible from the retail parades of Ruislip Manor some 200m away. I do not believe that this is in any way acceptable.

Highways

- There is already an issue here with motorists not stopping, this is heavily used by many school children and will impact their view and the driver views.
- The roundabout you propose to do this on is already an incredibly dangerous one with regular incidents and near misses. This roundabout is also the site of the tragic death of baby Xixi late last year. This will obscure the view to drivers and make an already dangerous road even more dangerous.
- Cars, vans, lorries, buses etc. often travelling at high speed, fail to see pedestrians and stop or choose not to stop in this area endangering nursery, primary and secondary school aged children.
- This structure would impede visibility for both pedestrians and motorists, therefore significantly

increasing the risk of an accident. To approve these plans would be to deliberately and detrimentally increase the risk of an RTA, posed to a huge number of people, the majority of whom are children.

- Please do not increase the danger to our residents by approving this proposal.
- It will also create a blind spot for drivers coming around the corner and creates a hazard.
- the cabinets will cause a safety hazard for traffic and pedestrians who use this roundabout. This is especially the case because this roundabout is on the main road to Warrender School, thus making the children invisible to drivers and cars invisible to the children. The local authority has a 'duty of care' to these children, in allowing this to go ahead you would be failing in this.

Health

- Health risks
- Mast are known to cause medical issues to susceptible individuals.
- We would also question whether there are issues regarding the public's health and the placing of microwave masts with electromagnetic pulses near local residential areas.
- There are unknown health implications for those living close to mobile masts. Also there is a primary school close by and the potential health risks of these mobile masts particularly near children is extremely worrying.

Other:

- Current capacity on site is adequate for telecommunication services
- It will reduce the value of property in the area
- The application plan is deceptive as the height of the mast is not drawn to scale and is in fact almost twice the height of the lamppost and trees!
- We note that there are no measurements on the application to show the exact location of this development.
- Perhaps a far better location would be in the centre of the island amid the trees and undergrowth and alongside the footpath across the centre of the island, where it would be less visible and not be so detrimental to the residential area and the grassed or recently sown wildflower island.
- I believe that the island on Windmill Hill may be the site of the original windmill and would need further investigation before any development were to take place, as it may be an historical archaeological site of scientific interest.
- There is already a mast in East Way (erected some years ago after significant local opposition) which would be a more suitable (non-residential) location
- The comments in the Site Specific Supplementary Information under Pavement Width are clearly not applicable to this application and appear to be relevant only to the refused application. This lack of attention to detail suggests that other part of the application may be equally untrue eg Figure 4 purporting to show the proposed site of the mast is inaccurate by some 150 metres (when the cell search area is apparently a 50 metre radius)
- The main reason for this site being proposed appears to be because the search area is small and constrained. This is because it is a residential area within which such a mast is intrusive. Constraints in the area are not a good reason for the proposed location.
- My property suffered from subsidence some years ago, the cause of which was a tree on the verge which the Council subsequently removed; what are the implications for ground movement and the effect on nearby properties of a mast which must have significant footings due to its height and weight?

Case Officer:

In regards to the drawings, the monopole and cabinets are confirmed by the officer to be to scale, however the adjacent streetlight shown is above the prescribed 8m. The case officer has notified the applicant however, no revised elevations have been received.

RUISLIP RESIDENTS' ASSOCIATION:

I write on behalf of Ruislip Residents Association (RRA) regarding proposals for "15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works". Whilst RRA

acknowledge the need to improve telecommunications, we believe that the siting of this latest proposal does not address the reasons for the refusal of plan Ref: 75613/APP/2020/1649.

LOCATION & SCALE

The approximate site location is shown in orange on the photo below at the southern tip of the elongated roundabout (split carriageway). The roof of no. 25 Windmill Hill is shown in the photo that will be just 19.2m away from the proposed monopole, and no. 28A Windmill Hill sited opposite no. 25 will be only 19.9 m away.

The plans do not clearly indicate the relative measurements of the existing tree and lamp post. In the photo above they appear to be about the same height. The 15m mast will loom up almost twice the height of the lamp post and trees!

In addition, the 15m monopole will be clearly visible from above the roof tops within the Ruislip Manor Conservation Area approximately just 62m away.

STREET SCENE

The monopole and three cabinets will be on a grassed very exposed position facing oncoming traffic travelling north from Ruislip Manor towards the top of the hill, and so will be clearly visible and detrimental to the general area and street scene.

The planning paperwork provides no explanation why this specific location has been chosen. Higher up in the centre of the traffic island where there are other examples of telecoms equipment and electricity substation with some good attempts using hedging to obscure them from public view to reduce the negative impact upon the street scene would appear to be preferable?

TRAFFIC & PEDESTRIAN OBSTRUCTION

The siting of the large monopole and associated equipment at this location will obstruct the advanced view across the island by traffic and pedestrians. For instance, pedestrians crossing from West Hatch Manor. Pupils and parents of Warrender and Bishop Ramsey Schools use this route multiple times daily. Drivers also regularly use the roundabout for driving south and then north back towards West Hatch Manor, particularly for the school run!.

The photograph above shows the bollards to avoid cars mounting onto the traffic island as there have been accidents over the years. The erection of a sizable monopole with chunky equipment close to the roadside would seem to add another hazard at this location.

In conclusion, we believe that these latest proposals by reason of size and siting would create an obtrusive form of development, which would add visual clutter to the detriment, character, appearance and visual amenities of the street scene and should be refused.

If these proposals are considered for approval, please may we ask that conditions be applied to request:

- An Arboricultural impact assessment to safeguard existing trees and landscaping.
- That when excavating care should be taken in case artefacts of archaeological interest are found because this is where a windmill stood (at Wyndmyllhyll) in 1294.

Officer comment: The applicant has advised with respect to a possible relocation to the centre of the traffic island that: 'Windmill Hill is a STATS fail due to gas, water, electricity and comm's are all present.' A tree protection condition (this would require an Arboricultural impact assessment) has been added.

MOD SAFEGUARDING - RAF NORTHOLT:

No comments received at the time this report was written.

MINISTRY OF DEFENCE:

No comments received at the time this report was written.

Internal Consultees

TREES/LANDSCAPE OFFICER:

This site is occupied by a 'green' oblong-shaped roundabout with good tree cover, located at the top of Windmill Hill, an attractive residential part of Ruislip. The site is perceived as highway verge, albeit exceptionally attractive highway land - as such there are no TPO's affecting the site. (As responsible land managers, the Council does not generally TPO its own trees.)

COMMENT

The location at the southern end of the green space is a prominent position facing north-bound road users. The installation will be close to tree(s) and provide a visual blot on the landscape in this location.

RECOMMENDATION

The application should be refused. The proposed development, by reason of the siting in this open prominent position, size, scale and design of the proposed monopole and the size, scale and siting of the equipment cabinets, would create an obtrusive form of development which would add visual clutter to the detriment of the character, appearance and visual amenities of the street scene. The proposal is therefore contrary to Hillingdon's policies DMHB11, DMHB12 and DMHB14.

HIGHWAYS OFFICER:

There are no highways objections to this proposal.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended) states:

Permitted development

A. Development by or on behalf of an electronic communications code operator for the purpose of the operator's electronic communications network in, on, over or under land controlled by that operator or in accordance with the electronic communications code, consisting of -

- (a) the installation, alteration or replacement of any electronic communications apparatus,
- (b) the use of land in an emergency for a period not exceeding 6 months to station and operate moveable electronic communications apparatus required for the replacement of unserviceable electronic communications apparatus, including the provision of moveable structures on the land for the purposes of that use, or
- (c) development ancillary to radio equipment housing.

Development not permitted: ground-based apparatus

A.1 - (1) Development consisting of the installation, alteration or replacement of electronic communications apparatus (other than on a building) is not permitted by Class A(a) if:

- (a) in the case of the installation of electronic communications apparatus (other than a mast), the apparatus, excluding any antenna, would exceed a height of 15 metres above

ground level;

(b) in the case of the alteration or replacement of electronic communications apparatus (other than a mast) that is already installed, the apparatus, excluding any antenna, would when altered or replaced exceed the height of the existing apparatus or a height of 15 metres above ground level, whichever is the greater;

(c) in the case of the installation of a mast, the mast, excluding any antenna, would exceed a height of:

(i) 25 metres above ground level on unprotected land; or

(ii) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(d) in the case of the alteration or replacement of a mast, the mast, excluding any antenna, would when altered or replaced;

(i) exceed the greater of the height of the existing mast or a height of;

(aa) 25 metres above ground level on unprotected land; or

(bb) 20 metres above ground level on article 2(3) land or land which is on a highway; or

(ii) together with any antenna support structures on the mast, exceed the width of the existing mast and any antenna support structures on it by more than one third, at any given height.

Case Officer's Comments:

The proposed monopole is 15m and is not located within article 2(3) land or land which is on highway. As such, it is in accordance with Condition A.1 - (1)(c)(i) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Development not permitted: radio equipment housing

(9) Development consisting of the installation, alteration or replacement of radio equipment housing is not permitted by Class A(a) if:

(a) the development is not ancillary to the use of any other electronic communications apparatus;

(b) the cumulative volume of such development would exceed 90 cubic metres or, if located on the roof of a building, the cumulative volume of such development would exceed 30 cubic metres; or

(c) on any article 2(3) land, or on any land which is, or is within, a site of special scientific interest, any single development would exceed 2.5 cubic metres, unless the development is carried out in an emergency.

Case Officer's Comments:

The total, accumulated radio equipment housing would be approximately 5.08 cubic metres, therefore the proposal is in accord with Condition A.1 - (9)(b) of Schedule 2, Part 16 of The Town and Country Planning (General Permitted Development) (England) Order 2015 (as amended).

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that telecommunication development will only be permitted where:

- i) it is sited and designed to minimise their visual impact;
- ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area;
- iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings;
- iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and
- v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

Chapter 10 of the National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructure and the role it plays in supporting sustainable economic growth. It goes on to advise that the aim should be to keep the numbers of radio and telecommunications masts and sites to a minimum, consistent with the efficient operation of the network and that existing masts and sites should be used unless there is a demonstrable need for a new site.

The applicant seeks to install a new site for one operator, Hutchinson 3G UK Limited (H3G).

It is noted that the nominal location for the new telecommunication site is at the junction of Manor Way and West Way, Ruislip. Sites surrounding the nominal location/search area that were discounted, for the reasons stated, include:

- Street work next to the Post Office Building - mast cannot be shared
- Land to the north and West - location within Conservation area
- Land to the South - acute topography
- South of Royal Mail along Park Way - pavement too narrow and the grass verge is not adopted
- Windmill Hill (adjacent to existing pavement connecting Old Hatch Manor) - gas, water, electricity and comms are present on site.

A signed Declaration of Conformity has been provided as part of this submission.

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 is not located within an area of archaeology, conservation area, listed building or area of special character. However it should be noted that it is located 62 metres away from the Ruislip Manor Way Conservation Area. Given the height of the proposal, when viewed from Prior Close (the nearest street within the conservation area), the top section of the monopole may be slightly visible, however, it is not considered detrimental to the character or appearance of the Conservation Area.

7.04 Airport safeguarding

Policy DMAV1 of the Local Plan: Part 2 - Development Management Policies (2020) states that proposals that may be a hazard to aircraft safety will not be permitted.

The site is located 1.7km from RAF Northolt. Both RAF Northolt and the Ministry of Defence have been consulted. At the time this report was prepared, no comments had been received. Should this application be approved, it would be subject to no objections being raised by the aerodrome safeguarding operators.

7.05 Impact on the green belt

Not applicable to this application, as this application is not located within the Green Belt.

7.06 Environmental Impact

Not applicable to this application.

7.07 Impact on the character & appearance of the area

Policy DMHB 11 of the The Local Plan: Part 2 - Development Management Policies (2020) states that all development, will be required to be designed to the highest quality standards and, incorporate principles of good design including: harmonising with the local context by taking into account the surrounding scale of development, considering the height, mass and bulk of adjacent structures; local topography, views both from and to the site; impact on neighbouring open spaces and their environment; and ensuring the use of high quality building materials and finishes.

Policy DMHB 12 of the The Local Plan: Part 2 - Development Management Policies (2020) states that development should be well integrated with the surrounding area and accessible. It should: i) improve legibility and promote routes and wayfinding between the development and local amenities; ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area; iii) include landscaping treatment that is suitable for the location, serves a purpose, contributes to local green infrastructure, the appearance of the area and ease of movement through the space; iv) provide safe and direct pedestrian and cycle movement through the space; v) incorporate appropriate and robust hard landscaping, using good quality materials, undertaken to a high standard; vi) where appropriate, include the installation of public art; and vii) deliver proposals which incorporate the principles of inclusive design. Proposals for gated developments will be resisted.

Policy DMHB 21 of The Local Plan: Part 2 - Development Management Policies (2020) states that Telecommunication development will only be permitted where: i) it is sited and designed to minimise their visual impact; ii) it does not have a detrimental effect on the visual amenity, character or appearance of the building or the local area; iii) it has been demonstrated that there is no possibility for use of alternative sites, mast sharing and the use of existing buildings; iv) there is no adverse impact on areas of ecological interest, areas of landscape importance, archaeological sites, Conservation Areas or buildings of architectural or historic interest; and v) it includes a Declaration of Conformity with the International Commission on Non Ionizing Radiation.

The context of the site is considered to be residential in nature, comprising mainly of detached two-storey dwellinghouses. It is noted that there are existing vertical structures within the immediate area, including street light poles, road signage and telegraph poles. Directly to the rear of the proposed site of the telecommunication equipments are trees that are up to approximately 8 metres high.

This application proposes a 15m monopole with a base cabinet and 3 housing cabinets to be located close to the monopole. When viewed from the south along Windmill Hill, the monopole and cabinet would be visible against the background of the existing trees. However when viewed from West Hatch Manor or from the north along Windmill Hill, the existing trees would screen the cabinets and most of the monopole leaving only the top section of the monopole visible. Therefore, on balance, the proposal is not considered to have an unacceptable impact on the character and appearance of the area.

When viewed from the surrounding area, part of the monopole may be visible due to its height, however, on balance, the slimline design is considered appropriate to its location alongside existing vertical street furniture. Therefore, the proposal is considered to be in

accordance with Policies DMHB 11, DMHB 12 and DMHB 21 of the the Local Plan: Part 2 - Development Management Policies (2020).

7.08 Impact on neighbours

Policy DMHB 11 of The Local Plan: Part 2 - Development Management Policies (2020) seeks to ensure that developments do not adversely impact on the amenity of adjacent properties, and seeks to protect outlook for residents, defined as the visual amenity enjoyed by occupants when looking out of their windows.

The closest residential property is located approximately 20 metres (no. 28a Windmill Hill) and approximately 25 metres away (no. 25 Windmill Hill). Given the dwellings' orientation, the upper floor habitable rooms will have a direct line of sight to the proposed telecommunication equipment, although it would be considered limited to only when viewing north. Furthermore, the monopole and equipment is located beyond the highway, which provides further separation from the existing residential dwellings to the equipments. As such, the proposal is considered acceptable and would not result in an adverse impact on the amenity on the adjacent properties.

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy DMT 2 of The Local Plan: Part 2 - Development Management Policies (2020) states that development proposals must ensure that they do not contribute to the deterioration of air quality, noise or local amenity or safety of all road users and residents and to ensure that developments do not adversely impact on the amenity of adjacent properties, and seeks to protect outlook for residents, defined as the visual amenity enjoyed by occupants when looking out of their windows.

The monopole and cabinets are located on an existing landscaped area, set back from the highway, Therefore, the proposal is not considered to impact adversely on the existing operations of road users. The Council's Highways Officer has assessed the application and no objections are raised to the proposal.

7.11 Urban design, access and security

Refer to Section 7.07 of this report.

7.12 Disabled access

Not applicable to this application.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy DMHB 14 of The Local Plan: Part 2 - Development Management Policies (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

The site is located on an existing landscaped area. To the rear of the proposed development are several existing trees. The Council's Trees/Landscape officer has assessed the application and has raised an objection. However, no impact to the closest, existing tree is identified.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

Not applicable to this application.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

Refer to Section 6.1 of this report.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

None.

7.22 Other Issues

HEALTH:

In terms of potential health concerns, the applicant has confirmed that the proposed installation complies with the ICNIRP (International Commission for Non Ionising Radiation Protection) guidelines. Accordingly, in terms of Government policy advice, there is not considered to be any direct health impact. Therefore, further detailed technical information about the proposed installation is not considered relevant to the Council's determination of 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 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

This application seeks prior approval for the installation of a 15m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works under Part 16 of schedule 2 to the Town and Country Planning (General Permitted Development) Order 2015.

The purpose of the proposal is to upgrade the Hutchison 3G UK Limited (H3G) network to improve existing coverage and capacity as well as providing 5G to the surrounding area. The National Planning Policy Framework (2019) stresses the importance of advanced, high quality and reliable communications infrastructure and the role it plays in supporting sustainable economic growth.

On balance, the proposal would have limited impact on the amenity of the adjacent properties and the surrounding area in general and is considered acceptable. As such, this application complies with policies DMHB 11, DMHB 12 and DMHB 21 of the Local Plan: Part 2 - Development Management Policies (2020) and policy SI 6 of the London Plan (2021).

11. Reference Documents

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

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

The London Plan (2021)

National Planning Policy Framework (2020)

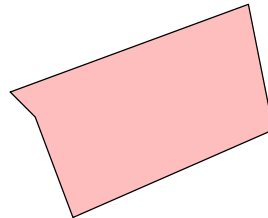
The Town and Country Planning (General Permitted Development) (England) Order 2015

(as amended)

Contact Officer: Rebecca Lo

Telephone No: 01895 250230

El Sub Sta



Boro Const & Ward Bdy

Notes:

 Site boundary

For identification purposes only.

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Site Address:

**Telecommunications
Windmill Hill**

Planning Application Ref:

75613/APP/2021/1383

Planning Committee:

North Page 64

Scale:

1:200

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 26 HIGHLAND ROAD NORTHWOOD

Development: Conversion of existing dwelling to 2 x 2-beds unit with associated amenity space and parking

LBH Ref Nos: 49247/APP/2021/1060

Drawing Nos: Location Plan
01
02 B
03 A
Design & Access

Date Plans Received: 17/03/2021

Date(s) of Amendment(s):

Date Application Valid: 17/03/2021

1. SUMMARY

Based on the plans and supporting documents that have been submitted, the proposal cannot be supported. The development proposed would not be in keeping with the character of the local area by reason of its design, scale, siting and relationship within the plot boundaries. The proposed 2 bed dwellinghouse would result in a cramped form of development that would be harmful to the character and appearance of the street scene.

The site has a PTAL of 2, which is considered poor and heightens dependency on the use of private motor transport. The application has been reviewed by the Highway Authority, which is concerned that the proposal would potentially exacerbate local parking stress due to the insufficient and substandard layout of on-plot parking provision, and would therefore raise highway safety concerns, contrary to Local Plan and London Plan (2021) policies.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The application property forms part of a continuous line of properties with a rigid building line and uniform plot widths. It is considered that the proposed sub-division of the property would, by reason of the resultant narrow plot widths, result in a cramped form of development which would be harmful to the character and appearance of the street scene. It would be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policy D6 of the London Plan (2021).

2 NON2 Non Standard reason for refusal

The proposed development fails to demonstrate the adequacy of on-plot car parking provisions, which may therefore lead to undue on-street parking demand to the detriment of on-street parking capacity and public/highway safety contrary to Policy DMT 6 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).and Policy T6/T6.1 of the London Plan (2021).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2 I53 Compulsory Informative (2)

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

DMEI 9	Management of Flood Risk
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H10	(2021) Housing size mix
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

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 I71 LBH worked applicant in a positive & proactive (Refusing)

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.

5 I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for

appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

For more information on CIL matters please visit the planning portal page at: www.planningportal.gov.uk/planning/applications/howtoapply/whattosubmit/cil

3. CONSIDERATIONS

3.1 Site and Locality

The application site contains a two storey, semi-detached dwellinghouse, located on the west side of Highland Road and backing on to Northwood Recreation Ground. The application property is set back from the adjacent highway with front garden laid in hardstanding with a low brick wall forming boundary treatment along the front of the application site. There is an existing vehicular access off Highland Road to the driveway providing off-street parking space. To the side is an existing two storey side extension. To the rear is an enclosed garden area.

From No.26 Highland Road (the application site) which is the last property on the bend in the road, all the way to No.96 Highland Road (close to the junction with Cranbourne Road) there is a continuous line of properties with a rigid building line and uniform plot widths (which is replicated by the odd numbers across the road too).

3.2 Proposed Scheme

The application is seeking planning permission for the sub-division of an existing semi-detached dwelling to create a separate (but attached) 2-bedroom house, which at present comprises a two-storey side extension, with associated amenity space and one off-street parking space.

3.3 Relevant Planning History

49247/APP/2005/2611 26 Highland Road Northwood

ERECTION OF A FRONT CANOPY OVER THE ENTRANCE DOOR, PART SINGLE STOREY, PART TWO STOREY SIDE EXTENSION AND PART SINGLE STOREY, PART TWO STOREY REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING CONSERVATORY AND OUTBUILDINGS)

Decision: 17-01-2006 Refused

Appeal: 13-12-2006 Allowed

49247/APP/2005/3554 26 Highland Road Northwood

ERECTION OF SINGLE STOREY PART SIDE AND REAR EXTENSION (INVOLVING DEMOLITION OF EXISTING GARAGE)

Decision: 17-02-2006 Approved

49247/APP/2006/2946 26 Highland Road Northwood

DETAILS OF HARDSTANDING IN COMPLIANCE

WITH CONDITION 4 OF PLANNING PERMISSION
49247/APP/2005/3554 DATED 17-02-2006 :
ERECTION OF SINGLE-STOREY PART SIDE AND REAR EXTENSION (INVOLVING
DEMOLITION OF EXISTING GARAGE)

Decision: 15-03-2007 Approved

Comment on Relevant Planning History

As listed above

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 (2021)

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.

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 9 Management of Flood Risk
DMH 2 Housing Mix
DMH 4 Residential Conversions and Redevelopment
DMHB 11 Design of New Development
DMHB 12 Streets and Public Realm
DMHB 14 Trees and Landscaping
DMHB 16 Housing Standards
DMHB 18 Private Outdoor Amenity Space

DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H10	(2021) Housing size mix
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
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

16 neighbouring properties and Northwood Residential Association were consulted via letters on 22-03-21. 8 representations and a signed petition with 35 signatures were received objecting to the proposal on the following grounds.

1. Inadequate parking provision
2. Impact on residential amenity in terms of noise pollution
3. The proposed development would be out of character and overbearing to adjacent properties
4. Drainage issues
5. Traffic congestion

Internal Consultees

Tree/Landscape officer: There is no recent planning history. There is no objection to the proposal to sub-divide the existing house, however, details of the external spaces including parking in the front garden and the layout of the private amenity / garden space should be conditioned. Details of the management and maintenance of any shared / communal external space should also be provided. RECOMMENDATION No objection subject to conditions RES9 (parts 1,2,4 and 5)

Highway officer

The proposal is for the sub-division of an existing semi-detached dwelling to create a separate (but attached) 2-bedroom house which at present consists of a two-storey side extension. 1 parking space is to be provided on the frontage with 1 space for No.26 being retained. A single existing carriageway crossing would need modification to facilitate unfettered vehicular access for both No.26 and the new unit.

The surrounding roadways are generally devoid of parking controls and neighbouring properties exhibit some degree of on-plot parking provisions. The site exhibits a Public Transport Accessibility Level (PTAL) of 2 which is considered as poor and therefore heightens dependency on the ownership and use of private motor transport.

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

The maximum parking requirement for the 2-bedroom house equates to 2 on-plot spaces in order to fully comply with Hillingdon's adopted parking standard. 1 space is proposed hence there is a deficit in provision. This parking deficit is further compounded by the existing address (No.26) losing two on-plot parking spaces which cumulatively may cause undue parking displacement and stress on the public highway.

As the applicant has not provided any detail or evidence with regard to the level of present on-street parking demand and whether any spare capacity exists which could satisfactorily accommodate potential parking displacement generated by the proposal, the default position is a refusal on insufficient on-plot parking grounds as private car dependency generated by the proposal is likely to be high due to the poor PTAL rating which can potentially result in undue loss of on-street parking provision and injudicious parking displacement onto the unrestricted public highway. Understandably the Council has a duty of care to prevent such eventualities wherever possible.

Electric Vehicle Charging Point (EVCP) Provision

In line with the London Plan (2021), within the final parking quantum there is a requirement for a minimum of 20% 'active' EVCP provision with all remaining spaces (80%) being designated as 'passive' provisions. In this case, the new unit should incorporate 1 'active' space in order to future proof for anticipated demand.

Cycle Parking Provision

In terms of cycle parking, there would be a requirement to provide 1 secure and accessible space for the 2-bedroom unit in order to meet the Council's adopted cycle parking standard. 2 cycle spaces, for both the existing and proposed house, are shown located to the front and rear of the build respectively which is considered appropriate and therefore acceptable.

Vehicular Trip Generation

Local Plan: Part 2 Policies DMT 1 and DMT 2 require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety. As a consequence of the scale of development, any vehicular trip generation uplift is predicted to be negligible and therefore does not raise any specific highway concerns.

Operational Refuse Requirements

In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance. The proposed positioning of the bin "collection" area on the frontage therefore indicates conformity. There are no further observations.

Conclusion

Refusal on insufficient on-plot parking grounds is recommended as follows:-

"The proposed development fails to demonstrate the adequacy of on-plot car parking provisions, which may therefore lead to undue on-street parking demand to the detriment of on-street parking capacity and public/highway safety contrary to Local Plan: Part 2 Development Plan (2020) Policy DMT 6 and Policy T6/T6.1 of the London Plan (2021).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PRINCIPLE OF DEVELOPMENT

The National Planning Policy Framework (February 2019) has a requirement to encourage the effective use of land and encourages the use of previously developed, vacant and underutilised sites to maximise development potential, in particular for new housing. Chapter 5 of the National Planning Policy Framework supports the delivery of homes, confirming that local authorities should, through their Local Plans, demonstrate how housing targets and objectives will be met. Particular emphasis is given to housing delivery over the next five years, but authorities are also required to consider growth beyond this.

Policy GG4 of the London Plan (March 2021) seeks to ensure that London's housing needs are met. This objective is reiterated in the Mayor of London's Supplementary Planning Guidance (SPG) on Housing, although it is noted that in achieving housing targets, full account must be given to other policy objectives. Policy H10 of the London Plan (2021) promotes the optimisation of housing output within different types of location. Policies H10 of the London Plan and DMH 2 of the Local Plan (Part Two) also encourage the Council to provide a range of housing choices in order to take account of the various different groups who require different types of housing. Consideration will also be given to the accessibility of the site to services and amenities.

At the local level Policy H1 of the Local Plan: Part 1 - Strategic Policies (November 2012) gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies.

Policy DMH 2: Housing Mix 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 application seeks to intensify the already established residential use of the site and in some cases the principle of development may be considered acceptable. In this case the matters of relevance are the impact on the character and appearance of the streetscene, neighbours impacts and parking/highway impact.

7.02 Density of the proposed development

Policy DMHB 17 of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that all new residential development should take account of the Residential Density Matrix contained in the supporting Table 5.3. and that all developments will be expected to meet habitable rooms standards.

The proposed scheme includes 1 dwelling across the 0.0587 ha site area. The site has a Public Transport Accessibility Level (PTAL) of 2 and Table 5.3. stipulates a density standard of 35 - 50 or 105 - 175 hr/ha . The proposed scheme would sit outside the upper density range recommended by Policy DMHB 17. However the density matrix should not be applied mechanistically enabling account to be taken of other factors relevant to optimising potential such as local context, design, transport, social infrastructure open space.

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

Not applicable

7.04 Airport safeguarding

Not applicable

7.05 Impact on the green belt

Not applicable

7.07 Impact on the character & appearance of the area

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

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) sets out specific principles for all new development in order to ensure buildings are designed to the highest standards and integrates with the character and appearance of the street scene.

Policy DMHB 12 of the Hillingdon Local Plan Part 2: Development Management Policies (January 2020) states that development should be well integrated with the surrounding area and accessible. It should: ii) ensure public realm design takes account of the established townscape character and quality of the surrounding area

The proposal is for the sub-division of an existing semi-detached dwelling to create a separate (but attached) 2-bedroom house which at present consists of a two-storey side extension. The submitted drawings show that the subject building to be used as a separate 2-bed house attached to the host property at No.26 Highland Road. From No.26 Highland Road (the application site) which is the last property on the bend in the road, all the way to No.96 Highland Road (close to the junction with Cranbourne Road) there is a continuous line of properties with a rigid building line and uniform plot widths (which is replicated by the odd numbers across the road too). This very high degree of building uniformity gives a very strong character to the streetscene. By subdividing the plot in half it is considered that this would have a much more conspicuous impact than at other locations where there is less uniformity in the streetscene. Furthermore the very narrow plot width of the subdivided new unit would it is considered result in a cramped form of development that would be harmful to the character of the Highland Road street scene.

Together the above policies require that new development is of the highest possible standards of design and layout, and that it can take place without material detriment to the existing character of the area. The development proposed is considered to be harmful to the character and appearance of the street scene. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

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 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."

The proposal is for the sub-division of an existing semi-detached dwelling to create a separate (but attached) 2-bedroom house which at present consists of a two-storey side

extension. The proposed sub-division to create a 2 bed dwellinghouse will not involve external alteration to the current built form to create new window openings. The sole identifiable change would be an entrance door on the side elevation and the splitting up of the plot in two. These changes are not considered likely to have sufficient adverse impact on neighbours to justify refusing the application in this respect. The proposed development would not have an unacceptable impact on the living conditions of the neighbouring properties in terms of loss of light or outlook, overlooking and loss of privacy. The proposal, therefore, would accord with the above aforementioned policies.

7.09 Living conditions for future occupiers

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

Policy DMHB 16 (Housing Standards) requires that new housing development complies with the space standards as detailed below

Paragraph 5.60 of the Adopted Local Plan states that when assessing the size of households the Council will assume that any bedroom over 11.5 sqm is capable of being occupied by two persons.

Below is the required minimum floor space standards;

2 bed, 3 person = 70 sqm

3 bed, 4 person = 90 sqm

The proposal will provide internal floor space measuring 142.4 sq.m and 71.2 sq.m for host dwelling at 26 Highland Road and the new unit respectively.

The proposal thus accords with Policy DMHB 16 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (January 2020), Policies LPP D4 and LPP D6 of the London Plan (2021), the Housing Standards Minor Alterations to The London Plan (March 2016), the Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016) and the Technical Housing Standards - Nationally Described Space Standard (March 2015).

Technical housing standards requires that the minimum floor to ceiling height is 2.3m for at least 75% of the Gross Internal Area. In this instance, the applicant has failed to submit a section drawing to show the proposed accommodation within the roofspace would meet the requirement. As such, it has not been possible to assess the compliance of the development as it relates to the provision of habitable accommodation within the roofspace. This is considered to weigh against the proposal in this instance.

Policy DMHB 18 of the Hillingdon Local Plan (2020) recognises that new residential buildings should 'provide external amenity space which is sufficient to protect the amenity of the occupants of the proposed and surrounding buildings'.

Policy DMHB 18 states:

"All new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Amenity space should be provided in accordance with the standards set out in Table 5.3."

2/3 bedroom dwellinghouse = 60 sq.m

The existing unit would retain 175 sq.m of garden space and the proposed would benefit from 200 sq.m of outdoor space. In this regard the proposed development would exceed the minimum standards, which is considered a positive aspect of the scheme and would accord Policy DMHB 18 of the adopted Hillingdon Local Plan: Part Two - Development Management Policies (January 2020).

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal is for the sub-division of an existing semi-detached dwelling to create a separate (but attached) 2-bedroom house which at present consists of a two-storey side extension. 1 parking space is to be provided on the frontage with 1 space for No.26 being retained. A single existing carriageway crossing would need modification to facilitate unfettered vehicular access for both No.26 and the new unit.

The surrounding roadways are generally devoid of parking controls and neighbouring properties exhibit some degree of on-plot parking provisions. The site exhibits a Public Transport Accessibility Level (PTAL) of 2 which is considered as poor and therefore heightens dependency on the ownership and use of private motor transport.

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

The maximum parking requirement for the 2-bedroom house equates to 2 on-plot spaces in order to fully comply with Hillingdon's adopted parking standard. 1 space is proposed hence there is a deficit in provision. This parking deficit is further compounded by the existing address (No.26) losing two on-plot parking spaces which cumulatively may cause undue parking displacement and stress on the public highway.

As the applicant has not provided any detail or evidence with regard to the level of present on-street parking demand and whether any spare capacity exists which could satisfactorily accommodate potential parking displacement generated by the proposal, the default position is a refusal on insufficient on-plot parking grounds as private car dependency generated by the proposal is likely to be high due to the poor PTAL rating which can potentially result in undue loss of on-street parking provision and injudicious parking displacement onto the unrestricted public highway. Understandably the Council has a duty of care to prevent such eventualities wherever possible.

Cycle Parking Provision

In terms of cycle parking, there would be a requirement to provide 1 secure and accessible space for the 2-bedroom unit in order to meet the Council's adopted cycle parking standard. 2 cycle spaces, for both the existing and proposed house, are shown located to the front and rear of the build respectively which is considered appropriate and therefore acceptable.

The application has been reviewed by the Highway Authority, which is concerned that the proposal would potentially exacerbate local parking stress due to the insufficient and substandard layout of on-plot parking provision, and would therefore raise highway safety concerns, contrary to Local Plan and London Plan (2021) policies.

7.11 Urban design, access and security

The proposal is for the sub-division of an existing semi-detached dwelling to create a

separate (but attached) 2-bedroom house which at present consists of a two-storey side extension. It is considered that all the proposed habitable rooms, and those altered by the extension, would maintain an adequate outlook and source of natural light.

7.12 Disabled access

Not applicable

7.13 Provision of affordable & special needs housing

Not applicable

7.14 Trees, Landscaping and Ecology

The application site is occupied by a two-storey semi-detached house located on the west side of Highland Road, backing on to Northwood Recreation Ground. There are no TPO's or Conservation Area designations affecting the site. No trees will be affected as a result of the proposed development. Given that there is no sufficient details of the external spaces including parking in the front garden and the layout of the private amenity / garden space submitted by the applicant, this aspect of the development can be conditioned if the application is minded for an approval.

7.15 Sustainable waste management

Operational Refuse Requirements

In order to conform to the Council's 'waste collection' maximum distance collection parameter of 10m i.e. distance from a refuse vehicle to the point of collection, arrangements should ensure that waste is positioned at a collection point within this set distance. The proposed positioning of the bin "collection" area on the frontage therefore indicates conformity. There are no further observations.

7.16 Renewable energy / Sustainability

Not Applicable

7.17 Flooding or Drainage Issues

Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (Jan 2020) seek to ensure that new development incorporates appropriate measures to mitigate against any potential risk of flooding and are further supported by Policies 5.13 and 5.15 of the London Plan (March 2016).

Paragraph 6.46 of the LPP2 states that Sustainable drainage systems (SuDS) are vital in addressing Hillingdon's surface water flood risk, which is predicted to rise as climate change increases the frequency of heavy rainfall and as further new development and intensification within the Borough increases the volume of waste and surface water going into the existing drainage infrastructure. SuDS manage runoff from developments, reducing the quantity of water entering drains, especially at peak periods, improving the quantity of runoff and promoting amenity and biodiversity benefits from using water in the environment.

Whilst the application site is located within an area identified as a Critical Drainage Area, the current proposal will not involve any development/construction of built form within the site, as the subject property relates to an existing structure. The proposal, therefore, is unlikely to exacerbate the current flood risk within the immediate surroundings.

7.18 Noise or Air Quality Issues

Not applicable

7.19 Comments on Public Consultations

Please refer to the Main Planning Issues section of this report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Level (CIL) on 1st August 2014 and the charge for residential developments is £95 per square metre of additional floorspace.

This is in addition to the Mayoral CIL charge of £60 per square metre.

7.21 Expediency of enforcement action

None

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 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

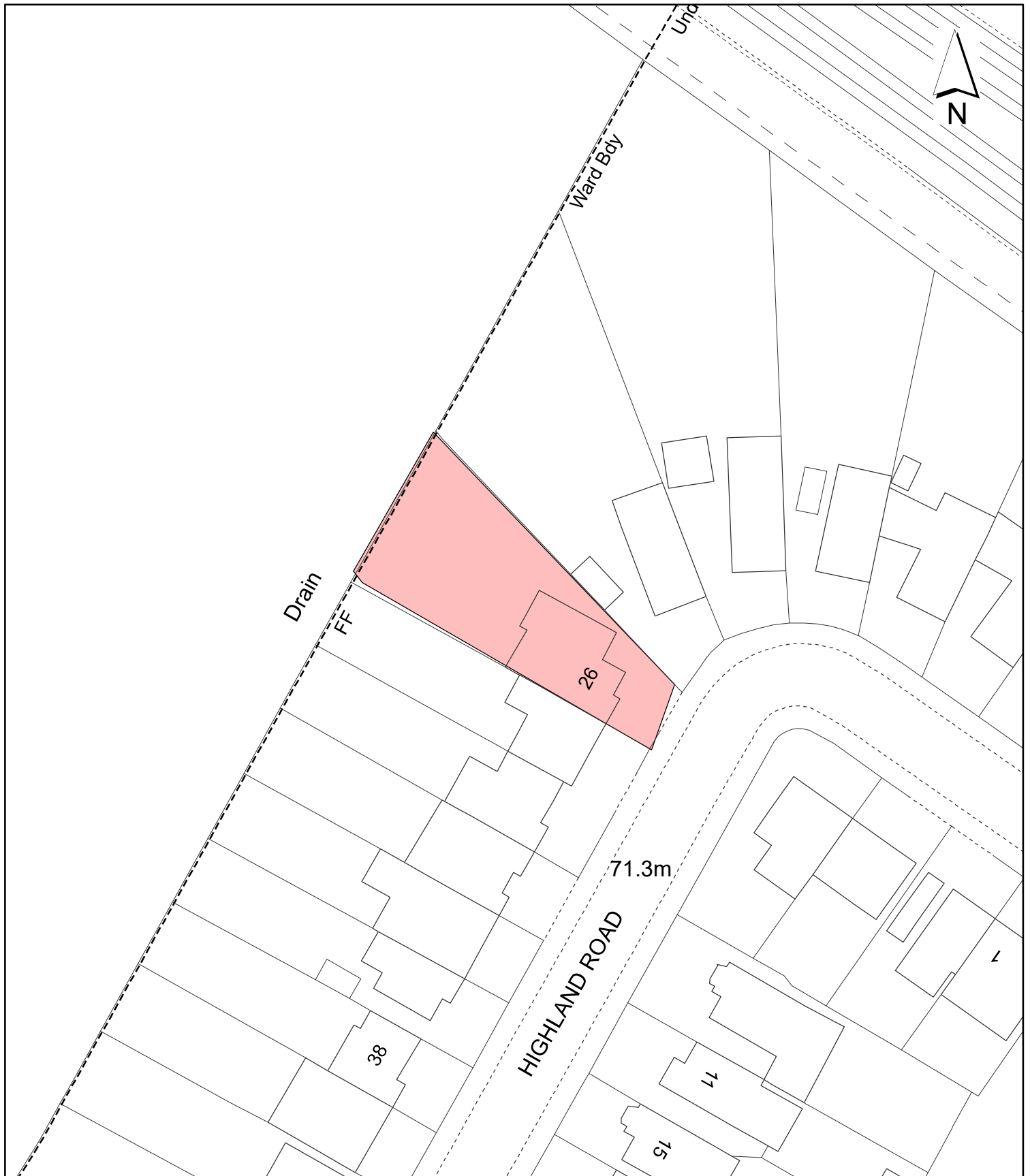
The proposal, based on the plans and supporting documents that have been submitted cannot be supported, as the development proposed would not be in keeping with the character of the local area by reason of its design, scale, siting and relationship within the plot boundaries. The proposed 2 bed dwellinghouse would unbalance the symmetry of the pair of semi-detached dwellings. It would result in a cramped form of development that would be harmful to the character and appearance of the street scene.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Development Management Policies (January 2020)
The London Plan (2021)
The Housing Standards Minor Alterations to The London Plan (March 2016)
Mayor of London's adopted Supplementary Planning Guidance - Housing (March 2016)
Technical Housing Standards - Nationally Described Space Standard
Hillingdon Design and Accessibility Statement: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Batatunde Aregbesola

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

**26 Highland Road,
Northwood**

Planning Application Ref:

49247/APP/2021/1060

Scale:

1:600

Planning Committee:

North Page 78

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 2 GATEHILL ROAD NORTHWOOD

Development: Two storey side extension and two storey rear extension involving demolition of existing garage

LBH Ref Nos: 10808/APP/2020/4164

Drawing Nos: 102/EX/001
102/EX/002
102/EX/100
102/EX/101
102/EX/103
102/EX/104
102/EX/120
102/EX/121
102/EX/161
Parking Survey
Preliminary Ecological Appraisal
Arboricultural Impact Assessment, Method Statement and Tree Protection Plan
Design and Access and Planning Statement
102/PR/200 Rev. F
102/PR/201 Rev. D
102/PR/203 Rev. C
102/PR/204 Rev. G
102/PL/220 Rev. C
102/PL/221 Rev. C
Covering Letter (14/12/2020)
Photograph
Photograph

Date Plans Received: 15/12/2020

Date(s) of Amendment(s):

Date Application Valid: 04/01/2021

1. CONSIDERATIONS

1.1 Site and Locality

The application relates to a two storey, detached dwelling house located to the east of Gatehill Road. The attractive, brick and tile dwelling is set back from the road by approximately 9 metres of soft landscaping and hardstanding which provides space to park multiple cars. To the rear and side lies a garden area which acts as private amenity space for the occupiers.

The application site is located on a prominent corner plot at the start of the Gatehill Estate, with Northwood Way running along the Southern boundary. The site shares a boundary with No.4 Gatehill Road to the North and No.1 Northwood Way to the East.

The Grade II Listed, Gatehill Farmhouse is located on the opposite side of the road to the application property. The area is residential in character and appearance and the site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC), TPO 169 and a Critical Drainage Area.

The Gatehill Farm Estate originates from the early 20th Century. The development by Messrs Harry Neal Ltd was located on the land formerly associated to the Gatehill Farm. The Grade II Listed, 16th Century farmhouse was retained as part of the development, is located to the North of the application site and is considered as a prominent reminder of the areas rural past. The properties from the early 20th Century are well-defined by their Arts and Crafts influence. Archibald Soutar was the architect commissioned to plan the estate which was influenced by his work on the Hampstead Garden Suburb in terms of layout and architectural style. Control over issues such as density, fencing, and maintenance of the road by means of covenants were adopted at the time ensuring the conservation and preservation of the estate and its interesting character. As existing the Gatehill Farm Estate has retained its original grain of development with detached dwellings set on spacious plots with vegetation such as hedges marking boundaries. The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC and it is an early property forming part of the original development of the area.

1.2 Proposed Scheme

The application proposes the erection of a two storey side extension and a two storey rear extension involving demolition of the existing garage.

1.3 Relevant Planning History

10808/A/84/0699 2 Gatehill Road Northwood
Householder development - residential extension (P)

Decision Date: 07-06-1984 **Approved** **Appeal:**

10808/APP/2020/2629 2 Gatehill Road Northwood

Part two storey, part single storey side extension and part two storey, part single storey rear extension and conversion of single dwelling to 1 x 1-bed, 1 x 3-bed and 2 x 2-bed self-contained flats with associated parking, cycle storage and amenity space, involving demolition of existing garage/store.

Decision Date: 16-11-2020 **Withdrawn** **Appeal:**

10808/PRC/2019/265 2 Gatehill Road Northwood

Pre-app to consider 3 options on same site
1. Detached bungalow and extension
2. Extension and conversion to 4 flats
3. Demolition and rebuild as 9 flats

Decision Date: 24-04-2020 **OBJ** **Appeal:**

Comment on Planning History

N/A.

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

A total of 7 residents including the Gatehill (Northwood) Residents Association, Northwood Hills Residents Association and the Gatehill Residents Association were consulted on the 19th January 2021. Four letters of objection were received and a petition in objection with 33 signatures. The objections to the proposal are as follows:-

- Concerns above the conversion of the property.
- There are no flat developments in the street such a development would be harmful to the character and appearance of the ASLC.
- The side extension will be harmful to residential amenity in terms of loss of light, privacy and outlook.
- The construction of the development will lead to increased traffic, noise and disturbance.
- The application is invalid due to the ownership certificate being incorrectly completed.
- The extensions would be harmful to the character and appearance of the property and the wider area.
- No information in relation to the location of the site within a Critical Drainage Area.
- Misleading traffic survey has been submitted.
- The development would harm the ecological value of the site.

Officer Comment: This current application does not propose the conversion of the property into flats. As such the application has been assessed based on the information submitted which proposes extensions to an existing family dwelling. The Council have no reason to believe that the ownership certificate has been completed correctly. It is considered that there is sufficient information to assess the application in full. All other matters are discussed further in the report below.

INTERNAL CONSULTEES

Conservation and Urban Design Officer

Comments provided as a response to application ref:10808/APP/2020/2629

'Assessment - Background/Significance:

The property is an attractive, detached dwelling situated on a spacious plot within the Gatehill farm Estate ASLC. The building dates from the early part of the 20th Century and as designed in an Arts and Craft style. It was one of the first buildings to be developed within the Gatehill Estate. The property is relatively unaltered and traditionally constructed, retaining its original plan form and original features internally and it appropriately relates to the principle in which the Gatehill Farm Estate has been developed.

The property is prominently located on a corner plot at the junction of Gatehill Road and Northwood Way and can be viewed as a gateway building and site into the ASLC. Whilst the building does not currently benefit from statutory protection, taking into account its character, appearance and historic built fabric it is considered to be an excellent example of the Arts and Crafts Style in the area and strong contributor to the history and development of Northwood and the Gatehill Estate. Upon further consideration it is highly likely the building could be considered a non-designated heritage asset, if not a designated

heritage asset.

The Grade II listed farmhouse is located to the North of the site. It is an attractive property that positively contributes to the history, character and appearance of the area and is a prominent reminder of Northwood's rural past.

The existing dwelling and site significantly and positively contributes to the character and appearance of the street scene and ASLC.

Assessment - Impact:

The existing detached garage/store is of a similar date to the main dwelling and contributes to the domestic appearance of the site. The loss of the garage would be disappointing and would result in some harm, however, consideration is given towards the nature of the structure. On balance the loss of the garage in isolation could be considered, however, it would be strongly encourage that the materials are salvaged and re-used on site.

There are no flatted developments within the estate. To convert and extend the dwelling into 4 flats would result in development failing to relate to the well established built typology. Flatted development within Northwood tend to be located closer to the town centre. To establish such an unwelcome precedent of flatted developments within the ASLC would be severely detrimental to its character, appearance and significance. It would be contrary to the principles in which the area had been originally developed. There would be serious concerns that the development of this site for intensified occupation would inevitably place pressure on other large plots within the ASLC to be developed in a similar manner, eroding the original quality of the area.

It is recognised that the original building would be retained in this instance. However, the extensions would significantly alter the overall built form of the original building. The proposed extensions would remain separate avoiding any wrap-around element which would be commendable. Furthermore, the roof ridge heights would be set down maintaining subservience. The extensions would ensure ample gaps are retained to all boundaries.

The design and appearance of the additions aim to relate to the character and style of the original dwelling. To avoid a crown roof, the proposal has resulted in a series of hipped roof forms and the need for valley gutters. Whilst there is some concern of this roof design, it is recognised that they are not uncommon features to the historic buildings of this style.

The loss of traditional built fabric to the existing elevations would be disappointing however, these materials can be salvaged and re-used on site. The windows positively contribute to the architectural interest of the ASLC and so the windows would need to be salvaged, upgraded and re-used.

The inclusion of the timber clad detail to the proposed side extension at ground floor would be considered unacceptable as it would fail to relate to the original building. Vertical timber cladding to building elevations is not a feature of the site or found within the ASLC. This is a incongruous detail and should be omitted from the proposal.

The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact.

Intensifying the use of the site would result in a larger portion of the site becoming hardstanding diminishing its green verdant character. In this instance it appearance to have been kept to a minimum. However, due to limited parking it could lead to street parking which in turn can harm the character and appearance of an area and how the heritage asset may be experienced. The hardstanding would need to remain sympathetic to the character of the area. Further details of the proposed bin and cycle store would be required.

Conclusion:

Objection to conversion to flats.

If approved, conditions are recommended'.

Officer Comment: The Conservation Officer did not raise particular objections to the extensions to the property from a design perspective but raised concerns in relation to the conversion of the property into flats. It is noted that the development in this case does not propose the conversion of the property into separate flats.

Tree Officer:

'This site is occupied by a two-storey detached house located in a spacious corner plot at the junction with Northwood Way. The site lies within the area covered by TPO 169, with three protected trees at this address. In the front garden T6 thorn and T6 yew and on the rear boudnary G4, four cypress trees.

COMMENT This submission follows application ref. 2020/2629, which was withdrawn. The application is supported by a tree report, by Trevor Heaps, dated June 2020. The report has identified and assessed 13 trees which are on, or close to, the site. According to the report (and a site inspection from the front of the property) the protected yew is a category 'B' tree (T2 on the survey drawing). G9 on the survey drawing is group of protected along the rear boundary. The protected thorn in the front garden is missing, presumed dead, because it is a relatively short-lived tree and the TPO was served many years ago. All trees can be protected and retained, with the exception of T6, a dead hawthorn, and G10 two small 'C' grade apples. The report includes an arboricultural method statement (AMS) and tree protection details. Clause 12.0 confirms that arboricultural supervision will be provided. The front garden will be affected due to the provision of additional car parking.

RECOMMENDATION No objection subject to conditions RES9 (parts 1, 2 and 3)'.

4. Local Plan Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

Part 2 Policies:

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 1 Heritage Assets

DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

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 Gatehill Farm Estate Area of Special Local Character, the impact on the subject dwelling and its amenities, the impact on residential amenity of the neighbouring dwellings and the availability of parking.

The NPPF 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 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 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 site lies within the Gatehill Farm Estate Area of Special Local Character (ASLC) and policy DMHB 6 of the Council's adopted Local Plan specifically relates to development within this area. It states that in relation to extensions and alterations these should be set in from the site boundaries by at least 1.5m.

Policy DMHD 1 Alterations and Extensions to Residential Dwellings of the Hillingdon Local Plan: Part 2 - Development Management Policies (January 2020) states that good design of residential alterations and extensions will enhance the appearance of a house, and thus its value, as well as improving the appearance of the local area. Well designed alterations and extensions, using quality materials, should be of a scale and form in keeping with the house, and sympathetic to existing character, proportions, and floor plan. All proposed extensions should appear subordinate to the existing house, with appropriately selected windows, materials and detailing. B) ix) of Rear Extensions states that full width two storey rear extensions are not considered acceptable in designated areas or as extensions to Listed Buildings or Locally Listed Buildings. With respect to two storey side extensions

these must not be too wide and should appear subordinate to the main house with a set-back of at least 1m from the main front elevation of the property. The roof design should also reflect that of the main house.

In this case the two storey rear extension would not extend the full width of the house at first floor level and would incorporate a roof design that would match the existing. Given the scale and massing of the original building it is considered that the rear extension would not be too deep and overall would appear subordinate to the main property. The two storey side extension would be set-back from the main front elevation of the property by at least 1m. It would be less than half the width of the original property and would have an appropriately designed roof. The side extension would also be set-in from the site boundary by more than 1.5m in compliance with policy DMHB 6.

The extensions would be sensitively designed and it is noted that the existing chimney stack and details to the front elevation of the property would be retained. The roof design is considered to be acceptable as it matches the main house and overall it is considered that the extensions would appear subordinate to the main house.

In commenting on the previous application, which proposed similar extensions, the Council's Conservation Officer states 'The impact of the extensions in isolation would result in some harm but this would be moderate. In isolation the proposed side and rear extension would remain sympathetically in keeping with the architectural language of the original dwelling and it would ensure the existing street scene elevations remain intact'.

The Council's Tree Officer has raised no objection to the development subject to the inclusion of safeguarding pre-commencement conditions.

Overall it is considered that the extensions would appear subordinate to the main house and would retain the sense of openness between the application property and those adjacent. As such it is considered that the extensions would not cause harm to the character and appearance of the site, the wider area of the character and appearance of the ASLC.

In order to assess whether the extensions would cause harm to the amenity of neighbouring residents a 45 degree angle is taken from the mid point of the closest habitable room windows to the end of the extensions. If the development would not impede upon this angle then it is considered that there would not be significant harm caused to these windows by way of loss of light or outlook. When applying the '45 degree rule' it is evident that the two storey rear extension would not impede upon the 45 degree angle as such it is considered that the two storey rear extension would not cause harm to the amenity of neighbouring properties. There is one first floor rear facing window in the rear extension that is shown to be obscure glazed. There is a side facing window in the rear extension that would serve the same bedroom. However it is considered that the side facing window would not result in any overlooking or loss of privacy given that there are no residential properties in the line of sight of this window for approximately 32m.

It is also considered that the side extension would not result in significant loss of light or outlook to the neighbouring property at No.4 given that the side extension would be approximately 8m away from the side of this property and there are no side facing habitable room windows that would be affected by the proposal.

The off street parking requirement for the site is two spaces. It is noted that there would be

ample space in the site frontage retained for parking. As such the development will not give rise to conditions prejudicial to pedestrian and highway safety.

Internally all of the existing and proposed habitable rooms as a result of the development would have an adequate level of light and outlook in accordance with Policy D6 of the London Plan (2021).

The site is located within a Critical Drainage Area as such an informative on the decision notice is recommended which states the following:-

'The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated'.

Concerns have been raised that the development would have a negative impact upon the ecological value of the site and that there are currently bats nesting in the property. An Ecology Survey was submitted as part of the previous application which concluded that there were no protected species evident at the property. It is noted that bats are protected by law. As such it is the owners responsibility to ensure that if they are found, appropriate licences from Natural England are obtained prior to any construction works.

Overall it is considered that the development would not cause harm to the character and appearance of the site or the wider ASLC. There would be no harm to the amenity of nearby residents and the level of parking for the property would be acceptable. As such the proposed development complies with Local Plan policies and approval of the application is therefore recommended.

6. RECOMMENDATION

APPROVAL subject to the following:

1 HH-T8 Time Limit - full planning application 3 years

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

REASON

To comply with Section 91 of the Town and Country Planning Act 1990.

2 HO2 Accordance with approved

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plan numbers 102/PR/200 Rev F, 201 Rev D, 203 Rev C, 204 Rev G, 220 Rev C and 221 Rev C.

REASON

To ensure the development complies with the provisions of the Local Plan: Part Two - Development Management Policies (2020) and the London Plan (2021).

3 HO4 Materials

The materials to be used in the construction of the external surfaces of the development hereby permitted shall match those used in the existing building and shall thereafter be retained as such.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy DMHB 11 of the Hillingdon Local Plan Part 2 (2020)

4 HO5 No additional windows or doors

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

REASON

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

5 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

- 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. 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

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 (2021). 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** 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.

- 3** The site lies in a Critical Drainage Area (CDA) as identified in the Surface Water Management Plan (SWMP) for Hillingdon. A CDA is the catchment area from which surface water drains and contributes to drainage problems. All developments in this area must contribute to managing the risk of flooding from surface water by reducing surface water runoff from the site. Therefore the applicant should minimise the water from your site entering the sewers. No drainage to support the extension should be connected to any existing surface water sewer, other than as an overflow. Water run off from any roof or hard paving associated with the development should be directed to a soakaway, or tank or made permeable. This includes any work to front gardens not part of the planning application, which must be permeable or be collected and directed to a permeable area, otherwise it would need an additional permission. A water butt should be incorporated.

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

Part 2 Policies:

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 1	Heritage Assets
DMHB 5	Areas of Special Local Character
DMHB 6	Gatehill Farm Estate and Copse Wood Estate Areas of Special Local Character
DMHD 1	Alterations and Extensions to Residential Dwellings
DMT 6	Vehicle Parking
LPP D6	(2021) Housing quality and standards

- 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.

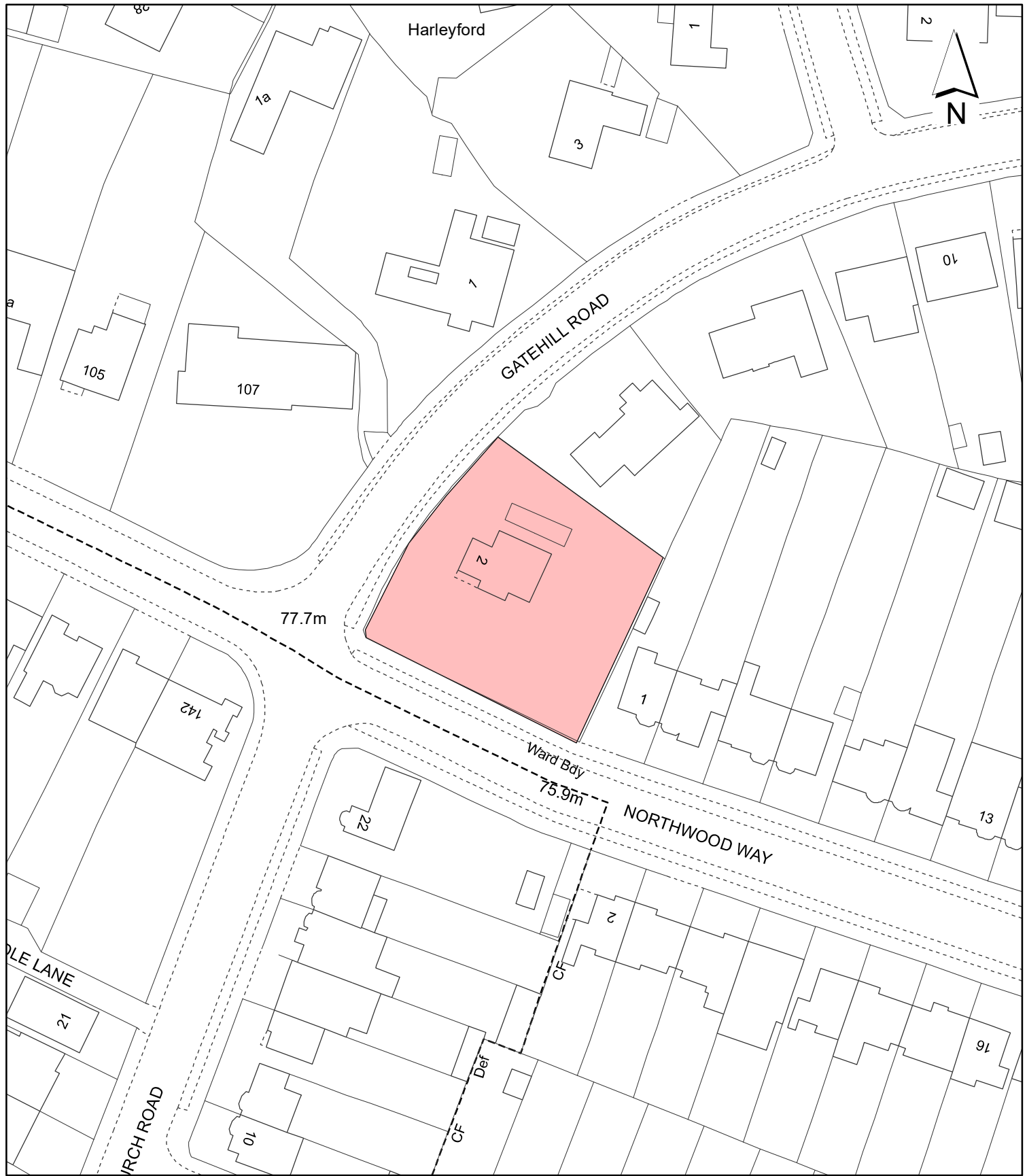
You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek

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: Kelly Sweeney

Telephone No: 01895 250230



Notes:



Site boundary

For identification purposes only.

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Site Address:

**2 Gatehill Road,
Northwood**

Planning Application Ref:

10808/APP/2020/4164

Planning Committee:

North Page 92

Scale:

1:800

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 173-175 FIELD END ROAD EASTCOTE PINNER

Development: Conversion of existing second floor flat into 2 x 3-bed flats, involving conversion of roofspace to habitable use to include 2 x rear dormers, and addition of first floor over existing single storey element to create an additional 2-bed self-contained flat, with associated amenity space

LBH Ref Nos: 1919/APP/2020/4231

Drawing Nos: Supporting Information
L(90)000 Rev. A
L(10)001
L(10)002
L(10)004
L(10)005
L(90)001
ITP 344 -1 TN Rev. 1 Transport Technical Note (Dated December 2020)
L(--)003 Rev. A
Supporting Planning Statement Rev. A (Dated December 2020)
L(--)001 Rev. D
L(--)002 Rev. B
L(--)004 Rev. D
L(--)005 Rev. D
L(--)006 Rev. C

Date Plans Received: 18/12/2020

Date(s) of Amendment(s): 18/12/2020

Date Application Valid: 04/01/2021

1. SUMMARY

The application seeks planning permission for the conversion of the existing second floor flat into 2 x 3-bed flats, involving conversion of roofspace to habitable use to include 2 x rear dormers, and the addition of first floor over existing single storey element to create an additional 2-bed self-contained flat, with associated amenity space.

The proposed extension is considered to be subordinate to the original property and would respect the character and appearance of the wider area. The proposal would also provide adequate living accommodation and amenity space for future occupiers.

Subject to conditions, this application 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 L(--)001 Rev. D; L(--)002 Rev. B; L(--)003 Rev. A; L(--)004 Rev. D; L(--)005 Rev. D and L(--)006 Rev. C, 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), the Hillingdon Local Plan: Part 2 (2020) and the London Plan (2021).

3 RES7 Materials

Prior to commencement of superstructure works, details of all external materials and surfaces shall be submitted to and approved in writing by the Local Planning Authority. Details shall include the make, product/type, colour and photographs/images of the following:

- (i) Brickwork;
- (ii) Roof tiles;
- (iii) Bronze zinc cladding and Siberian larch timber cladding (including sample submission);
- (iv) Metal railings;
- (v) Privacy screens;
- (vi) Cantilevered entrance canopy;
- (vii) Dormers;
- (viii) Windows; and
- (ix) Doors.

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 (2020).

4 NONSC Acoustic Floor Details

Prior to commencement of works pertaining to the first floor residential units, details of the acoustic floor to be installed at first floor level 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 future occupiers are safeguarded against noise nuisance generated by the commercial uses at ground floor level, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and Policy D14 of the London Plan (2021).

5 RES9 Landscape Scheme

Prior to commencement of superstructure 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 Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Living/Green Roofs

3.a Details of the inclusion of the living/green roof, including:

- Its location, extent, specification (plant species and growing medium type), landscape integration, integration with other roof plant or renewable energy infrastructure, structural integrity, construction, operation and access; the location and vegetation type to be discussed in advance with the Planning Authority so that benefits to reduction in exposure to air pollution can be obtained;
- Section/profile drawings showing the growing medium depth, different layers and membranes;
- Plans to show clearly its location, extent, drainage catchment areas (if relevant), inlets and outflows; and
- Maintenance plan to show how it will be maintained regularly, maintenance considerations due to other roof infrastructure and any changes in maintenance throughout the seasons.

4. 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 14 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy G5 of the London Plan (2021).

6 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 exercising 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 (2020) and Policy D11 of the London Plan (2021).

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 (2021) and national guidance.

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
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

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 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.

5 I47 Damage to Verge - For Council Roads:

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

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

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

For Private Roads: Care should be taken during the building works hereby approved to ensure no damage occurs to the verge 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.

6 I25A The Party Wall etc. Act 1996

On 1 July 1997, a new act, The Party Wall etc. Act 1996, came into force.

This Act requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:-

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) 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. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

Nos. 173-175 is a three storey, mid-terraced building situated on the north eastern side of Field End Road. It is occupied by commercial premises at ground floor level with residential above. The building is taller than the adjacent terraced properties to either side and is characterised by a central front gable feature. To the rear is a stepped single storey extension, which abuts an access road, with Devon Parade car park and the rear gardens of 13 and 15 The Close opposite. The attached terrace to the south nos. 177-195 Field End Road is locally listed.

The street scene along Field End Road is characterised predominantly by a mix of two and three storey terraced properties (ground floor retail with residential flats above). To the rear, these premises have been extended in a number of ways with one and two storey additions. The access road runs along the rear of the properties from North View to Abbotsbury Gardens.

The site is situated within the Eastcote Town Centre and the primary shopping area and has a PTAL score of 3.

3.2 Proposed Scheme

The proposal is to convert the roofspace to habitable use to enable the existing second floor unit to be subdivided into 2 x 3 bed flats and to erect a first floor rear extension above part of the existing rear extension to create a 1 x 2 bed flat. The existing and proposed building is summarised as follows:

EXISTING

Ground Floor:

Commercial unit

First Floor

Apartment 1 - 1 bed 2 person (circa 54 square metres GIA) with no access to amenity space

Apartment 2 - 1 bed 1 person (circa 37.5 square metres GIA) with no access to amenity space

Second Floor

Apartment 3 - 4 bed 6 person (circa 107 square metres GIA) with no access to amenity space

PROPOSED

Ground Floor:

Commercial unit to remain as existing

First Floor

Apartment 1 - 1 bed 2 person (circa 54 square metres GIA) with no access to amenity space

Apartment 2 - 1 bed 1 person (circa 44 square metres GIA) with no access to amenity space

Apartment 3 - 2 bed 3 person (circa 62.5 square metres GIA) with access to 26 square metres of amenity space

Second Floor and Third Floor

Apartment 4 - 3 bed 4 person (circa 87 square metres GIA) with access to 29.5 square

metres of amenity space

Apartment 5 - 3 bed 4 person (circa 84 square metres GIA) with access to 29 square metres of amenity space

3.3 Relevant Planning History

39825/ADV/2021/2 173 Field End Road Eastcote Pinner

Installation of 1 x illuminated fascia sign and LED down lighters.

Decision:

39825/APP/2020/1256 173 Field End Road Eastcote Pinner

Change of use of ground floor from building society (Use Class A2) to drinking establishment (Use Class A4).

Decision: 20-08-2020 Approved

39825/APP/2020/4247 173 Field End Road Eastcote Pinner

Installation of new shop front.

Decision:

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 (2021)

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.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 16	Housing Standards
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 6	Vehicle Parking
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D8	(2021) Public realm
LPP HC1	(2021) Heritage conservation and growth
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

41 neighbours and the Eastcote Residents Association were consulted for a period of 21 days expiring on the 29 January 2021. Two comments from residents have been received and are summarised as follows:

- Loss of privacy
- Incongruous and uncharacteristic form of development
- Increased pressure on local water supply
- If approved building works should be restricted to weekdays only
- Conflicts of access with the proposed public house on the ground floor

A Ward Member has called the application in for a Committee decision if it is recommended for approval.

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY:

The proposed development will be detrimental to the street scene. The present three storey building is taller than the other neighbouring buildings and provides a focal point to the street scene which is in keeping. As the Design and Access Statement says it presents 'a well proportioned symmetrical frontage'. This symmetry will be adversely affected by the changed roof line and the addition of four new roof lights which will look out of character and obtrusive. The building is adjacent to Devon Parade (177-195) Field End Road which is locally listed because it is a good example of a suburban Metroland shopping parade. This listing would be compromised by the changes to Nos. 173-175. This prominent shop frontage is opposite to Morford Way which is part of a Conservation Area. In fact the view from the end of Morford Way directly back to the prominent high gabled frontage of Nos. 173-175 is one of the important features of the Conservation Area and any changes to this frontage will be detrimental. You should be aware that a review is being carried out at the moment by the Borough into extending the Conservation Area to include all the shopping parades of Field End Road. This proposed development could jeopardise the assessment. For all the above reasons we request that this application is refused.

PLANNING OFFICER COMMENT:

Amended plans have been submitted which remove the proposal for rooflights on the front elevation. The details of the proposal are considered within the main body of the report.

EASTCOTE VILLAGE CONSERVATION PANEL & EASTCOTE RESIDENTS' ASSOCIATION
(Dated 22nd January 2021):

This is a most unsatisfactory proposal. The living conditions for future residents would be poor.

The description of the proposal is incorrect:-

'Conversion of existing second floor flat into 2 x 2-bed flats, involving conversion of roof space to habitable use to include 2 x rear dormers and 4 x front rooflights, and addition of first floor over existing single storey element to create an additional 2-bed self-contained flat, with associated amenity space.'

The application is for 2 x 3-bedroom flats not, 2 x 2-bedroom flats as shown. The documentation refers to the 3-bedroom flats being for 4 persons. On the drawings these flats are shown as 5 person dwellings. Please can the description of the project be corrected.

The ground floor is currently in commercial use. 173 was formerly the Halifax Bank (A2), a change of use has been granted to a Drinking Establishment (A4). To date none of the conditions have been dispersed. Conditions 5-9 will need to take into account the extra dwelling should this application be approved. The location of the extractor fan is currently at the rear of the long outbuilding, which if located in the same place will be directly below the amenity space of the proposed new dwelling. There is nowhere else for this to be located. 175 is currently in use by Leith Opticians.

This commercial area was deemed unacceptable for housing in the Planning Inspectorate report for Appeal APP/R5510/W/17/3179893 dated 24/11/2017 for Land to the R/O 17-21 The Close 11448/APP/2016/1100:-

'Point 5. The location of the appeal site is undoubtedly viewed in the context of the rear of the commercial units on Field End Road, including the various servicing bays, car parking, emergency and rear accesses, and other commercial paraphernalia including the arrangements for refuse and recycling. Within this context, the introduction of the proposed bungalow would appear as an

incongruous and uncharacteristic addition to the street scene of essentially what amounts to a service road.'

This current application site is almost opposite the site of the above appeal. Therefore, is pertinent to this current application.

The proposal would only supply 2 extra dwellings which would make a limited contribution to the housing supply in the area.

It must be noted that during the past 4-5 years the number of dwellings in the vicinity of the town centre on Field End Road has increased by 200-300 units.

A 'Secured by Design' accreditation needs to be attained to ensure the safety of any new residents.

None of the proposed dwellings are accessible so we trust that the Accessibility Officer will review the application in detail.

The refuse for the flats would have to be taken down a flight of stairs from the first floor level to reach the rear collection point. This is not acceptable. Also, it is not clear whether or not there is space for recycling as well as household waste within the bins.

None of the amenity space provided can be classed as usable private amenity space.

The levels of light for each dwelling gives cause for concern. The first floor one-bedroom flats, are poorly served with natural light. To the rear windows there will be a brick wall at four metres distance, plus shadowing from the overhead walkway access to the upper flats. It is stated that the rooms concerned are not habitable rooms, being bathrooms and a kitchen. However, the opinion that all kitchens should have a view to the outside, to help prevent mental health problems, should be considered. In the other flat the kitchen is part of the living area, furthest away for any natural light source, which is only one small window. Currently both these dwellings have a good light source to the kitchens.

In the duplex apartments, the bedrooms marked 2 have no outlook at all, just roof lights. The en-suite bathrooms have no ventilation or natural light. This is not acceptable.

The single storey new build again has the kitchen without any natural light or ventilation, the only window is situated at the rear of the living room.

This dwelling would also have the amenity space of the duplex flats coving half of the roof area. The three-bedroom duplex apartments are family homes; therefore, one would expect children to make use of this space which could be very noisy for residents of this flat.

The ventilation machinery for the ground floor commercial unit is located just below the amenity space and opening windows of this flat.

The proposed new flat is to be built over an existing ground floor out building. There is not any indication given as to the construction of this out building. From the rear service road, the roof appears to be on two levels. A brick wall can be seen from the gateway, but whether or not this is single brick or a more substantial construction is not clear. The application does not appear to have any information on these rear buildings, nor does it state the current use.

Recent changes to Prior Approval [Dec 2020], state, that before extending upwards, developers should provide a report from a competent professional, showing that the external wall construction complies with Building Regulations. Whilst we realize this is not a Prior Approval application, we do

consider that proof that the existing building can withstand an extra storey should be submitted.

The internal layouts leave a lot to be desired. For example, the en-suite bathroom of the duplex units is situated above the lounge area on the floor below. The kitchens of the duplex units are above the living area of the first floor flats. Bathrooms and kitchens should be stacked above each other to prevent unwelcome noise to the floors below.

Three further points:-

1. Currently, there is a fire escape from the next door building [Boots] from the upper levels down onto the existing stairs located to the rear of 173. This needs to be retained and shown on the plans
2. To the side of 175 there is a white doorway, with a flimsy lock, which appears to give access to the rear of the building. This is not shown on the drawings. Clarification of the purpose of this entry is needed. If it is for a fire exit it needs to conform to current regulations.
3. The proposed roof lights on the front elevation will be detrimental to the street scene. This building stands out from the adjoining buildings, being higher with the very distinctive gable.

We ask for this application to be refused.

EASTCOTE VILLAGE CONSERVATION PANEL & EASTCOTE RESIDENTS' ASSOCIATION
(Dated 28th March 2021):

It is pleasing to note that the roof lights have been removed from the front elevation of this historic building.

- The current application for 173, Field End Road, 39825/APP/2020/4247 Case Officer Diane Verona. The Three Wishes Public House that is situated on the ground floor of this building shows that the tiny rear yard will contain the bin store for the pub, a cycle store, there will also be the venting unit for the air conditioning this is not shown on the drawings, but the pub is advertised as having air conditioning. Space must be left in this small space for the fire escape door to open freely. This will obstruct the residents use of the access to their flats.
- It must also be noted that the rear door giving onto this yard will be the fire escape for the pub. This door will need to be unlocked at all times when the pub is in use. This will compromise the safety and security of the flats as there will not be any control to stop pub users from gaining access to the stairway. The bin store and the ventilation unit will be directly below the amenity space for the flat, smells and noise will be a nuisance to the occupiers
- The drawings show that the proposed new build still does not have ventilation and natural light to the kitchen and bathroom. It is possible for opaque windows to be installed in both areas.
- In the main building one of the first floor kitchens will have poor light levels, there only being one small window at the opposite end of the living area, there will not be adequate ventilation for the kitchen either.
- The flats are stacked in a way that the following occurs,
 - [a] 3rd floor en-suite bathrooms are situated above the 2nd floor living areas, also these bathrooms do not have any natural light or ventilation. Lack of ventilation in a bathroom leads to damp and mildew which is injurious to health.
 - [b] the 2nd floor kitchens are situated over 1st floor bedrooms. These placements will not enhance the living standards of the occupants of these flats.

We do not consider that these changes make the proposal acceptable, that living standards for future residents will not be satisfactory, for the reasons above and those stated in our previous submissions we ask for the application to be refused.

PLANNING OFFICER COMMENT:

All material planning considerations are addressed within the main body of the report.

Issues regarding compliance with the requirements of Building Regulations is separate from planning and not a material planning consideration. Any grant of planning consent does not override the need to comply with other legislation.

Regarding the access to the rear, it should be noted that the impact of the permitted change of use of the ground floor unit to a public house is not a consideration for the current application. This is an existing residential access and will continue to be used as such with a new security gate included to enhance security. If recommended for approval, secured by design accreditation would also be secured by planning condition.

Regarding the ventilation to the new two bedroom unit, amended plans have been submitted in order to include a window.

All proposed bathrooms will be fully mechanically ventilated in accordance with Part F (Means of Ventilation) of the current Building Regulations so as not to be damp or suffer from mildew.

All apartments would be constructed in accordance with current Building Regulations requirements, in this case Part E (Resistance to the Passage of Sound), to ensure the necessary noise attenuation between the habitable levels.

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER:

This is a 3 storey building originally built for J Sainsburys & Son. It appears to date from the late 1930's, later to the parades either side. Whilst of individual character and design it forms part of a wider commercial parade within Eastcote town centre.

The building occupies the full depth and width of the site and is notably the tallest building along the eastern side of Field End Road. It is characterised by its vernacular form and traditional materiality however the windows are of Georgian influence, defined by flush fitting sash windows. The main roof is pitched and finished in plain clay tiles. The elevations are constructed in red brick with detailing in a lighter red brick. The front elevation features a gable at roof level with a faint diaper pattern and six windows to each floor. Two windows have been inappropriately altered. The original windows are timber framed six over size vertically sliding sashes, which positively contribute to the character and appearance of the building and its contribution to the street scene.

The ground floor extends up to the rear boundary and is demarked by a red brick wall. The rear elevation to the building's upper floor remains relatively unaltered.

The proposed development would result in a number of alterations to the rear elevation of the existing building and to the front roof slope. Whilst the conversion of the roof space to habitable use would be deemed acceptable the front facing roof lights would introduce incongruous features along the existing roof scape. Roof lights are not an established feature along the street scene and there would be serious concerns it would set an unwelcome precedent.

The proposed rear dormer windows appear to be subservient built forms however the style of the windows would fail to reflect the character and style of the building. Ideally the dormer should relate to the traditional appearance of the existing building rather than the new proposed residential block towards the rear of the site.

The erection of the block over the ground floor structure would create an isolated boxy form. There would be concerns in relation to the single aspect nature of the residential unit and the creation of the terrace as amenity space. Whilst the building lines to the rear of the parades at first vary, the character reflects its service yard status. To establish such a development has the influence to

dramatically change the character of the existing service road, therefore this would require careful consideration. As an isolated block form the use of modern zinc cladding to define its external appearance would separate it from the existing building. Whilst not an established finish found within the area it is not an uncommon approach within the historic built environment. However it would be preferable in this instance if the cladding reflected the colour palette of the existing building, use of red/brown tones may allow it to blend better with its context.

The proposed deck area access to the proposed duplex residential units within the existing building at second floor would clutter the simplicity of the existing rear elevation. Whilst the staircase would be somewhat obscured by the proposed block the upper terrace would be highly visible. As with the terrace associated to the new built form there would be concerns in establishing such a feature at second floor level. The railings would add some sense of permeability however it is inevitable that the residents of the flats would desire privacy resulting in the application of inappropriate ad-hoc enclosures or residential paraphernalia, this would have a significant negative impact on the overall appearance of the building and site as well as the design intent of the proposal.

The proposed alteration to the existing rear windows, replacing them with grey aluminium windows would detrimentally harm the character and appearance of the original building. Original timber windows should be retained and where necessary repaired. If replacements are necessary, they should match the existing and ideally be constructed of timber. From reviewing the submitted information the windows along the front elevation are proposed to be retained. It is however disappointing the opportunity to reinstate the original style windows to the front has not been included as part of the proposal.

Whilst the proposed development would not result in significant harm to the adjacent conservation area or locally listed building, it would be considered harmful to the character and appearance of the existing building. Amendments to the scheme are recommended.

If approved, roof lights would need to be conservation roof lights set flush or just below the roof line, to ensure they appear as subtle roof additions. Further details of all external materials and finished would also be required.

PLANNING OFFICER COMMENT:

Revised plans have been submitted in response to the Conservation Officer's comments.

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

The amended plans have addressed the following:

- Front facing roof lights - omitted
- Reinstatement of windows to match the original
- Use of bronze cladding to the isolated block addition

The agent's email states that the windows to the rear of the existing building will be painted timber frames, it is assumed that the windows will be double glazed units. This would address previous comments. It would need to be duly noted that this has not been annotated on the submitted drawings. Confirmation of the colour would be required however this can be covered by way of a condition.

The rear dormers have been revised to include multi-paned casements. However, the dormers are wider than what had previously been proposed. In considering the scale of the existing roof, the proposed dormers would remain as modest secondary features, therefore a compromise can be made in this regard. The fenestration design would be considered more in keeping with the character of the existing building. It is understood that the side cheeks are proposed to be finished in

hung tiles, however as a flat roof dormer the top of the dormer would inevitably be finished in a different material finish. There would be no objections if the dormer was alternatively, externally clad in a 'bronze' zinc, providing a subtle connection between the original building and new development.

There would still be concerns in terms of the retained deck access, terrace areas and associated railings. The deck access would clutter the simple appearance of the existing building further exacerbated by the proposed terrace on top of the isolate block addition. The principle of the terrace is understood from a planning perspective however it is not ideally placed for users, considering the service road environment. If a compromise is considered it is suggested that alternative means of enclosure to soften its appearance is considered.

Green enhancement is much needed on this site and whilst a small area of 'green' has been depicted on the proposed plans it is strongly recommended a more robust 'greening' approach is explored. It is recommended that the remaining area of flat roof over the proposed isolated block is upgraded to a green roof, ideally semi-intensive. This would soften the appearance of the proposed terrace and enhance the appearance of the site, particularly when viewed from the public car park.

Conditions - the following comment and additional conditions are recommended if this application is to be approved.

The report includes a condition relating to external materials and finishes. The main materials of concern are the 'bronze' zinc cladding and Siberian larch timber cladding. Whilst product details are useful, a sample would give the best understanding of the finished product. Samples of the zinc and timber would be required and would need to be added to the wording of the current condition. Product details of the rendered finish to the existing building would suffice. Suggested wording for the condition noted below:

No superstructure works shall take place until details of all external materials and surfaces, and samples of the 'bronze' zinc cladding and Siberian larch timber cladding, 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.

Product details shall include information relating to make, product/type, colour and photographs/images.

Railings -

Prior to installation, product and manufacturer details of the metal railings including colour finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance to the approved details.

Windows and doors -

Prior to installation, product and manufacturer details of all new windows and doors, including colour finish, shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance to the approved details.

PLANNING OFFICER COMMENT:

Further revised plans have been submitted in order to incorporate further urban greening. This is considered soften the appearance of the development and improves the design of the development.

HIGHWAYS OFFICER:

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).

ACCESS OFFICER:

This proposal has been reviewed against the requirements of the 2016 London Plan policy 3.8(c) and policy D7 of the 2019 (Intend to Publish) London Plan which should not be applied to the conversion of an existing dwelling. Conclusion: no objections raised from an accessibility perspective.

PLANNING OFFICER COMMENT:

Following further correspondence, the Access Officer also confirmed that the standards should also not be applied to the new unit proposed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

RESIDENTIAL DEVELOPMENT

Policy H1 of the London Plan (2021) states that in order to ensure that ten-year housing targets are achieved, boroughs should optimise the potential for housing delivery on all suitable and available brownfield sites through their Development Plans and planning decisions, especially on sites with PTAL ratings of 3-6.

Policy H2 of the London Plan (2021) also states that Boroughs should pro-actively support well-designed new homes on small sites (below 0.25 hectares in size) through both planning decisions and plan-making in order to:

- 1) significantly increase the contribution of small sites to meeting London's housing needs
- 2) diversify the sources, locations, type and mix of housing supply
- 3) support small and medium-sized housebuilders
- 4) support those wishing to bring forward custom, self-build and community-led housing
- 5) achieve the minimum targets for small sites set out in Table 4.2 as a component of the overall housing targets set out in Table 4.1.

In accordance with the London Plan, there is planning policy support for the principle of residential development.

UNIT MIX

Policy H10 of the London Plan (2021) notes that new development should consist of a range of unit sizes. It is also noted that one and two bed units have a role in freeing up existing family housing.

Policy DMH 2 of the Hillingdon Local Plan: Part 2 (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's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016.

In accordance with Policy DMH 2, developments should demonstrate how the provision of

family housing has been optimised, to address local needs. The proposed development would provide 1 no. 1-bedroom 1 person flat, 1 no. 1-bedroom 2 person flat, 1 no. 2-bedroom 3 person flat and 2 no. 3-bedroom 4 person flats. This is considered to be an appropriate mix of units and is considered to accord with Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy H10 of the London Plan (2021).

7.02 Density of the proposed development

Policy D3 of the London Plan (2021) establishes the design-led approach which requires that all development make the best use of land that optimises the capacity of sites. Higher density developments should generally be promoted in locations that are well connected to jobs, services, infrastructure and amenities by public transport, walking and cycling. In other areas, incremental densification should be actively encouraged by Boroughs to achieve a change in densities in the most appropriate way. This should be interpreted in the context of Policy H2 of the London Plan (2021) which states that Boroughs should proactively support well-designed new homes on small sites below 0.25 hectares in size.

The site is moderately accessible with a PTAL rating of 3 and is located within Eastcote Town Centre. Accordingly, a higher density of development would generally be considered to be acceptable in such a location.

The form, layout, quality and character of the proposed development is considered under Section 07.07 of the report. The experiential factors of the proposed development are considered under Sections 07.08 and 07.09.

Based on these considerations, the proposed density of the development is considered to be appropriate and is not contrary to Policy D3 of the London Plan (2021).

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

ARCHAEOLOGY

Not relevant to the consideration of this application.

CONSERVATION AREA AND LISTED BUILDINGS

Please see Section 07.07 of the report.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

The application site is located within close proximity of the Eastcote (Morford Way) Conservation Area and nos. 177-195 Field End Road which are Locally Listed Buildings.

Policy HC1 of the London Plan (2021) states that development proposals affecting heritage assets, and their settings, should conserve their significance, by being sympathetic to the assets' significance and appreciation within their surroundings. The cumulative impacts of incremental change from development on heritage assets and their settings should also be actively managed. Development proposals should avoid harm and identify enhancement opportunities by integrating heritage considerations early on in the design process.

Policy DMHB 3 of the Hillingdon Local Plan: Part 2 (2020) states that proposals will be permitted where they retain the significance, appearance, character or setting of a Locally

Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 (2020) requires that 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 DMHB 11 of the Hillingdon Local Plan: Part 2 (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.

The above policies are also supported by Policy HE 1 and BE 1 of the Hillingdon Local Plan: Part 1 (2012) and Policy D3 and D6 of the London Plan (2021).

The proposal includes the erection of a first floor rear extension above the existing single storey. This measures approximately 10m in width, 7.1m in depth with a flat roof with a combined height of 7.5m. It is acknowledged that there are a variety of extensions of one and two storey to the rear of the main parade and the proposal would sit adjacent to the existing two storey extension to the rear of no. 177 and not project beyond the rear of the two storey extension at the rear of no. 171.

The Council's Conservation Officer has raised comments with regard to the proposal facilitating improvements to the front elevation and re-instating the original window detailing. Accordingly, revised plans have been submitted which confirm that the original window detailing is to be restored and that front facing rooflights are no longer proposed, to the benefit of the character and appearance of the existing building and the wider conservation area.

The Council's Conservation Officer also raised concerns with regard to the proposed use of modern zinc cladding to define its external appearance and separate it from the existing building. Whilst this is not an uncommon approach within the historic built environment, it would be preferable for the cladding to reflect the colour palette of the existing building, using red/brown tones. If recommended for approval, details of the proposed materials would be secured by planning condition.

Revised plans have also been submitted in order to include further urban greening, including a green roof on top of the proposed first floor unit. This softens the appearance of the proposal and serves to improve the design of the development.

Given the scale and position of the proposal, it is considered, on balance, that it would not have a detrimental impact on the character and appearance of the existing property or the neighbouring buildings and the wider street scene. Accordingly, the proposed development is not considered contrary to Policies HC1, D3 and D6 of the London Plan (2021), Policy HE 1 and BE 1 of the Hillingdon Local Plan: Part 1 (2012) and Policies DMHB 3, DMHB 4 and DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.08 Impact on neighbours

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (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 (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 (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 (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".

Residential properties are sited approximately 50 metres to the north-east of the application site, along The Close. Given the separation distance between these properties and the application site, it is not considered that any detrimental impact would arise from the proposed development in terms of amenity.

Regarding the properties immediately adjoining the application site, it is understood that these properties are used for commercial purposes at ground floor level and the upper floors are predominantly residential. It is noted that both adjacent properties already benefit from deep rear first floor extensions, so the proposed first floor extension would sit between them and above the existing rear extension, set back 4.25m from the windows of Apartments 1 and 2. The proposed extension would also create a walkway above these windows, reducing the natural light to the rooms they serve. However, it is noted that these windows serve non-habitable rooms and the two central windows, which would be most affected, serve the bathrooms of those units. As such it is not considered that the proposal would significantly impact on the amenity of the existing occupiers or neighbouring properties.

Given the above considerations, it is not considered that the proposal would result in a significant loss of amenity such that a reason for refusal could be sustained in an appeal scenario. Accordingly, the proposal is not considered contrary to part B) of Policy DMHB 11 of the Local Plan: Part 2 (2020).

7.09 Living conditions for future occupiers

INTERNAL LIVING CONDITIONS

Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. To achieve this all residential development or conversions should meet or exceed the most up to date internal space standards.

Table 3.1 of Policy D6 of the London Plan (2021) states that a:

- one storey dwelling with 1 bedroom and 1 occupant should provide at least 39 square metres gross internal floor area (GIA);
- one storey dwelling with 1 bedroom and 2 occupants should provide at least 50 square metres GIA;
- one storey dwelling with 2 bedrooms and 3 occupants should provide at least 61 square metres GIA; and
- two storey dwelling with 3 bedrooms and 4 occupants should provide at least 84 square metres GIA.

Any area with a headroom of less than 1.5 metres is not counted within the Gross Internal Area unless used solely for storage. The minimum floor to ceiling height must be 2.5m for at least 75 per cent of the Gross Internal Area of each dwelling.

The proposed development would provide the following:

- Apartment 1 - one storey 1 bed 2 person measuring circa 54 square metres GIA
- Apartment 2 - one storey 1 bed 1 person measuring circa 44 square metres GIA
- Apartment 3 - one storey 2 bed 3 person measuring circa 62.5 square metres GIA
- Apartment 4 - two storey 3 bed 4 person measuring circa 87 square metres GIA
- Apartment 5 - two storey 3 bed 4 person measuring circa 84 square metres GIA

A single bedroom must have a floor area of at least 7.5 square metres and be at least 2.15 metres wide. A double bedroom must have a floor area of at least 11.5 square metres. The plans submitted demonstrate that the proposal would accord with these standards.

All habitable rooms are also to be provided with sufficient outlook and receipt of daylight and sunlight.

Accordingly, the proposed development would achieve the standard of accommodation required and would comply with Policy DMHB 16 of the Hillingdon Local Plan: Part 2 (2020) and Policy D6 of the London Plan (2021).

AMENITY SPACE

Generally, private outdoor amenity space needs to be well located, well designed and usable for the private enjoyment of the occupier. In assessing the quality of all amenity space in development proposals, consideration will be given to the shape and position and whether the layout has regard to matters such as daylight and sunlight, noise, enclosure and privacy. Outdoor amenity space will be required to provide an appropriate mix of hard and soft landscaping, including grass, shrubs and trees.

Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020) states that all new residential development and conversions will be required to provide good quality and useable private outdoor amenity space. Specifically, Table 5.3 states that:

- 1 bedroom flats should be provided with access to at least 20 square metres of private amenity space;
- 2 bedroom flats should be provided with access to at least 25 square metres of private amenity space; and
- 3 bedroom flats should be provided with access to at least 30 square metres of private amenity space.

The plans submitted indicate the following:

- Apartment 1 would have no access to amenity space;
- Apartment 2 would have no access to amenity space;
- Apartment 3 would have access to 26 square metres of amenity space;
- Apartment 4 would have access to 29.5 square metres of amenity space; and
- Apartment 5 would have access to 29 square metres of amenity space.

Given that Apartments 1 and 2 are existing, these units are excluded from the assessment. Apartments 3, 4 and 5 would be provided with a sufficient amount of amenity space in terms of quantity. The general noise environment associated with commercial uses is likely to compromise the quality of the spaces to an extent. Notwithstanding, the position of these spaces to the rear of the building is not considered to be particularly exposed and would provide a sufficient level of privacy for users. Sufficient daylight and sunlight would also be provided. Urban greening is proposed in the form of soft landscaping, planting and a green roof and is considered to improve the quality of these spaces. If recommended for approval, the detail of such spaces would be secured by planning condition. Accordingly, the proposal is not considered contrary to Policy DMHB 18 of the Hillingdon Local Plan: Part 2 (2020).

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT AND PEDESTRIAN SAFETY

Policies DMT 1 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) require the Council to consider whether the traffic generated by proposed developments is acceptable in terms of the local highway and junction capacity, traffic flows and conditions of general highway or pedestrian safety.

As a consequence of the relatively small scale increase in unit numbers and the 'car-free' nature of the proposal, any vehicular trip generation uplift is considered to be negligible and therefore does not raise any specific highway concerns.

CAR PARKING

Policy DMT 6 of the Hillingdon Local Plan: Part 2 (2020) states that new development will only be permitted where it accords with the Council's adopted parking standards unless it can be demonstrated that a deviation from the standard would not result in a deleterious impact on the surrounding road network.

The Council's maximum standard requires between 1-1.5 spaces to be provided on-site for each of the 3 'new' two-bedroom flatted units equating to 3 to 5 spaces. The address is devoid of on-plot parking facilities. However, it is accepted that the ground floor commercial premises and existing 3 flats do not have on-plot parking provisions but under the prevailing residential parking standard would require in excess of 4 to 5 spaces.

In essence, when comparing the parking requirement for the existing residential flatted use and the proposal, there is a direct correlation between these two scenarios which highlights that there is effectively no resultant new 'net' parking provision that can, within reason, be imposed under the parking standard.

It is also acknowledged that the extensive daytime parking controls in the vicinity of the address and proximity of healthy town centre transport links support a lower or 'car-free' quantum of on-plot parking provision by deterring car ownership/use related to the proposal. Hence, there is no issue raised regarding the absence of new parking provision.

CYCLE PARKING

There should be a provision of at least 1 secure and accessible space for each of the 3 units in order to conform to the adopted minimum borough cycle parking standard. This has been addressed with the provision of 7 spaces located on the 1st floor within a covered communal external bike store which is therefore considered acceptable.

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (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.

If recommended for approval, a secure by design condition would be attached to achieve appropriate accreditation. Subject to such a condition, the proposal would accord with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020).

7.12 Disabled access

Policy D5 of the London Plan (2021) states that development proposals should achieve the highest standards of accessible and inclusive design.

The Council's Access Officer has confirmed that Policy D7 of the London Plan (2021) should not be applied in this case and that the proposal would raise no accessibility issues. It is also accepted that lift provision is unlikely to be viable on smaller residential schemes. Accordingly, the proposed development is not considered contrary to Policies D5 and D7 of the London Plan (2021).

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020) states that all developments will be expected to retain or enhance existing landscaping, trees, biodiversity or other natural features of merit.

Policy DMEI 7 of the Hillingdon Local Plan: Part 2 (2020) states that new development should retain and enhance any existing features of biodiversity or geological value within the site.

The proposed development would incorporate amenity space areas consisting of soft landscaping. A green roof is also to be provided and would result in a net gain in biodiversity. Subject to securing the details of these elements by planning condition, the proposed development would accord with the requirements of Policies DMHB 11, DMHB 14 and DMEI 7 of the Hillingdon Local Plan: Part 2 (2020).

7.15 Sustainable waste management

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) states that:

D) Development proposals should make sufficient provision for well designed internal and external storage space for general, recycling and organic waste, with suitable access for collection. External bins should be located and screened to avoid nuisance and adverse visual impacts to occupiers and neighbours.

A covered bin store is proposed to be located on the first floor and shall be collected as per existing arrangements. Accordingly, the proposed development is considered to accord with part D) of Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020).

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

NOISE

Policy D14 of the London Plan (2021) states that in order to reduce, manage and mitigate noise to improve health and quality of life, residential and other non-aviation development proposals should manage noise by:

- 1) avoiding significant adverse noise impacts on health and quality of life
- 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
- 3) 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 existing noise-generating uses
- 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
- 5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials - in preference to sole reliance on sound insulation
- 6) 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 applying good acoustic design principles
- 7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

Planning permission reference 39825/APP/2020/1256 permitted the change of use of the ground floor of no. 173 Field End Road to a public house, therefore posing a noise impact to neighbouring residents, including future occupiers of the proposed development. It is noted that Conditions 5 and 6 of this planning permission secure the submission of a noise insulation and ventilation scheme as well as restricting the level of vibration transmitted to adjoining properties. In this sense, the impact of this use on the proposed residential units is also controlled under a separate permission.

Following correspondence with the applicant, it has been confirmed that all the residential

units will accord with Part E of the current Building Regulations. An acoustic floor can also be installed into the first floor apartment construction. Subject to a planning condition securing this, the proposed development is not considered contrary to Policy D14 of the London Plan (2021).

AIR QUALITY

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

Please see Section 06.1 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 £60 per sq metre.

The existing floor area as advised in the CIL application form is 199m². The total proposed floor area as measured from the submitted plans is 336m². This would be an increase of 137m². This would equate to:

Hillingdon CIL £18,286.90

Mayoral CIL £8,294.73

Total = £26,581.63

7.21 Expediency of enforcement action

Not applicable.

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 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

Given the mixed-use character of this part of Field End Road, with commercial premises at ground floor level and generally residential above, there is no policy objection to the development of the site to provide additional residential accommodation.

It is considered, on balance, that the density and design of 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 in this sustainable location and is considered acceptable.

Subject to planning conditions, this application is recommended for approval.

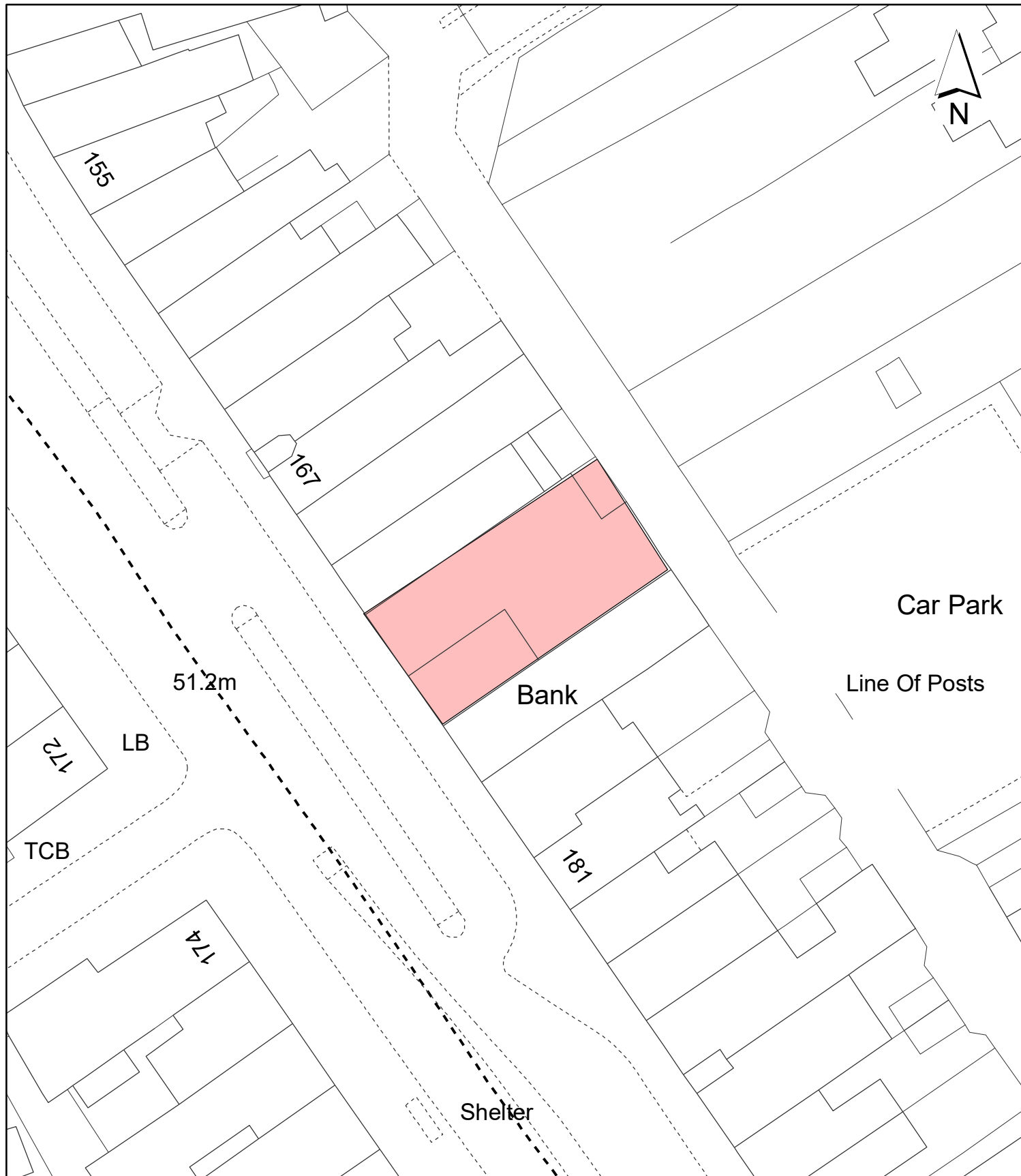
11. Reference Documents

Hillingdon Local Plan: Part 1 (2012)
Hillingdon Local Plan: Part 2 (2020)
The London Plan (2021)

National Planning Policy Framework (2019)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

173-175 Field End Road

Planning Application Ref:

1919/APP/2020/4231

Planning Committee:

North Page 118

Scale:

1:500

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address HASTE HILL NURSERIES FORE STREET EASTCOTE

Development: Demolition of two existing barns and the erection of two replacement structures

LBH Ref Nos: 71072/APP/2021/179

Drawing Nos: A1.3 Rev. A
A1.4 Rev. A
Design and Access Statement
Specifications
A1.1 Rev. A
A1.2 Rev. A
Location Plan Amended
A1.1 Rev. A
A1.2 Rev. A
A1.5 Rev. A
Flood Risk Assessment
CIL Form

Date Plans Received: 15/01/2021

Date(s) of Amendment(s): 15/01/2021

Date Application Valid: 18/02/2021

1. SUMMARY

The application seeks planning permission for the demolition of 2 of the existing barns and the erection of a 2 replacement structures.

The proposed buildings are considered to represent an appropriate form of development within the Green Belt and would not detract from the openness of the Green Belt or the rural character and appearance of the area.

For the reasons outlined above, this 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 A1.1 Rev. A; A1.2 Rev. A; A1.3 Rev. A and A1.4 Rev. A received 19/02/2021, 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 (2021).

3 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).

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 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.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is situated on the western side of Fore Street opposite nos. 160 - 170. The site occupies an area of approximately 4,450 sqm and is in use as a nursery garden. The site principally comprises a shop; a large polytunnel; 2 smaller polytunnels; 2 barns and hardstanding for access and car parking.

The application site lies within Green Belt as identified in the Hillingdon Local Plan: Part One - Strategic Policies (November 2012).

3.2 Proposed Scheme

The proposal is for the demolition of the existing barns and the erection of 2 replacement

barns.

3.3 Relevant Planning History

71072/APP/2015/2714 Haste Hill Nurseries Fore Street Eastcote

Use of land as nursery gardens (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 16-09-2015 Approved

71072/APP/2019/3527 Haste Hill Nurseries Fore Street Eastcote

Barn used for storage of horticultural equipment and general operation of nursery, barn used for storage of horticultural equipment, logs and general operation of nursery, hard standing to form customer parking, tarmac road for general operation of nursery, shop area with concrete base and timber frame used for retail sales, septic tank, large double span polytunnel (used for growing ornamental plants and herbs) and two small polytunnels used for growing ornamental crops (Application for a Certificate of Lawful Development for an Existing Development)

Decision: 06-01-2020 Approved

71072/PRC/2018/211 Haste Hill Nurseries Fore Street Eastcote

Need certificate of lawful development for some buildings on site

Decision: 19-03-2019 OBJ

Comment on Relevant Planning History

A Certificate of Lawfulness for the existing use of the site was approved in September 2015, where it was established that the land had been used as a Nursery Garden continuously for a period of greater than 10 years. The submitted documentation confirmed this and that it appeared the use of the site as the Nursery Gardens commenced in 1957.

A further Certificate of Lawfulness was submitted in 2019 to establish that the existing structures on site had been in place for over 4 years. This was also approved.

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 (2021)

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.

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.EM2 (2012) Green Belt, Metropolitan Open Land and Green Chains

Part 2 Policies:

DMEI 4 Development on the Green Belt or Metropolitan Open Land

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP G2 (2021) London's Green Belt

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

NPPF- 13 NPPF-13 2018 - Protecting Green Belt land

NPPF- 6 NPPF-6 2018 - Building a strong, competitive economy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

18 neighbours and the Northwood Hills Residents Association were consulted for a period of 21 days expiring on the 15 March 2021. No responses were received

Internal Consultees

Access Officer - This application concerns the replacement of two barn buildings for storing horticultural equipment and logs. No accessibility concerns are raised,

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 (2020) Policies DMT 1, DMT 2 & DMT 6 and Policies T4 and T6 of the London Plan (2021).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework states that the essential characteristics of Green Belts are their openness and their permanence. Inappropriate development is, by definition, harmful to the Green Belt and should not be approved except in very special circumstances. Para. 145 advises that exceptions to this are buildings for agricultural purposes and the replacement of a building, provided the new building is in the same use and not materially larger than the one it replaces.

Para 83 of the NPPF also advises that policies and decisions should enable the development and diversification of agricultural and other land based rural businesses.

Policy DMEI 4 of the Local Plan: Part Two - Development Management Policies (2020) advises that inappropriate development in the Green Belt will not be permitted unless there are special circumstances. Extensions and redevelopment will be permitted only where the proposal would not have a greater impact on the openness of the Green Belt and the purposes of including land within it, having regard to;

- i) The height and bulk of the existing building on site
- ii) The proportion of the site already developed
- iii) The footprint, distribution and character of the existing buildings
- iv) The relationship of the proposal with any development on site to be retained
- v) The visual amenity and character of the Green

The proposal is for the replacement of 2 buildings with 2 new buildings within the same use. The proposal therefore relates to this exception in Policy DMEI 4 and the principle of development is therefore considered acceptable, subject to compliance with all other policies.

7.02 Density of the proposed development

Not relevant to this proposal

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

Not relevant to this proposal

7.04 Airport safeguarding

Not relevant to this proposal

7.05 Impact on the green belt

The application site is located within the Green Belt and as such the development must be considered against relevant policy and guidance contained within the NPPF.

Policy DMEI 4 of the Local Plan: Part Two - Development Management Policies (2020) advises that replacement buildings within the Green Belt will only be permitted if the development would not result in any disproportionate change in the bulk and character of the original building; the development would not significantly increase the built up appearance of the site or having regard to the character of the surrounding area would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The proposed buildings are to be located in the same position as the existing, towards the rear of the site. Although slightly larger in footprint, they would be no higher than existing. The proposed barns would be viewed adjacent to the existing polytunnels and reflect the agricultural nature of the site. Given the position of the proposed barns it is not considered that they would significantly increase the built up appearance of the site as a whole.

It is therefore considered that the proposed buildings would appear appropriate in its rural Green Belt setting and would not detract from the agricultural character of the immediate surrounding area, in accordance with Policies DME1 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.07 Impact on the character & appearance of the area

As above.

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 adversely 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. 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 buildings are of a similar size and use to the existing buildings and situated to the rear of the site. The nearest residential units are situated on the opposite site of Fore Street approximately 92m away. Given the nature of the development and the degree of separation it is not considered that the proposal would significantly impact on the amenity of the neighbouring properties in accordance with the requirements of Policy DMHB 11.

7.09 Living conditions for future occupiers

Not relevant to this proposal

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.

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

As the proposal is for the replacement of two existing buildings and the new buildings would be utilised for comparable storage uses with only a moderate increase in GIFA, there are no specific concerns with the level of existing parking provision (which is to remain unaltered) or indeed generated activity which is expected to be absorbed by the local road network without notable detriment to traffic congestion and road safety.

7.11 Urban design, access and security

Not relevant to this proposal

7.12 Disabled access

The Access Officer has not raised any access issues.

7.13 Provision of affordable & special needs housing

Not relevant to this proposal

7.14 Trees, Landscaping and Ecology

Not relevant to this proposal

7.15 Sustainable waste management

Not relevant to this proposal

7.16 Renewable energy / Sustainability

The existing barns have no guttering. The applicant intends to use the guttering on the new barns to collect rainwater which would then be used to irrigate plants (greywater recycling in effect).

7.17 Flooding or Drainage Issues

The existing barns have no guttering. The applicant intends to use the guttering on the new barns to collect rainwater which would then be used to irrigate plants (greywater recycling in effect).

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

Not relevant to this proposal

7.20 Planning Obligations

Not relevant to this proposal

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 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

The buildings are considered to represent an appropriate form of development within the Green Belt and would not detract from the openness of the Green Belt or the rural character and appearance of the area and approval is recommended.

11. Reference Documents

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

Hillingdon Local Plan Part 2 (2020).

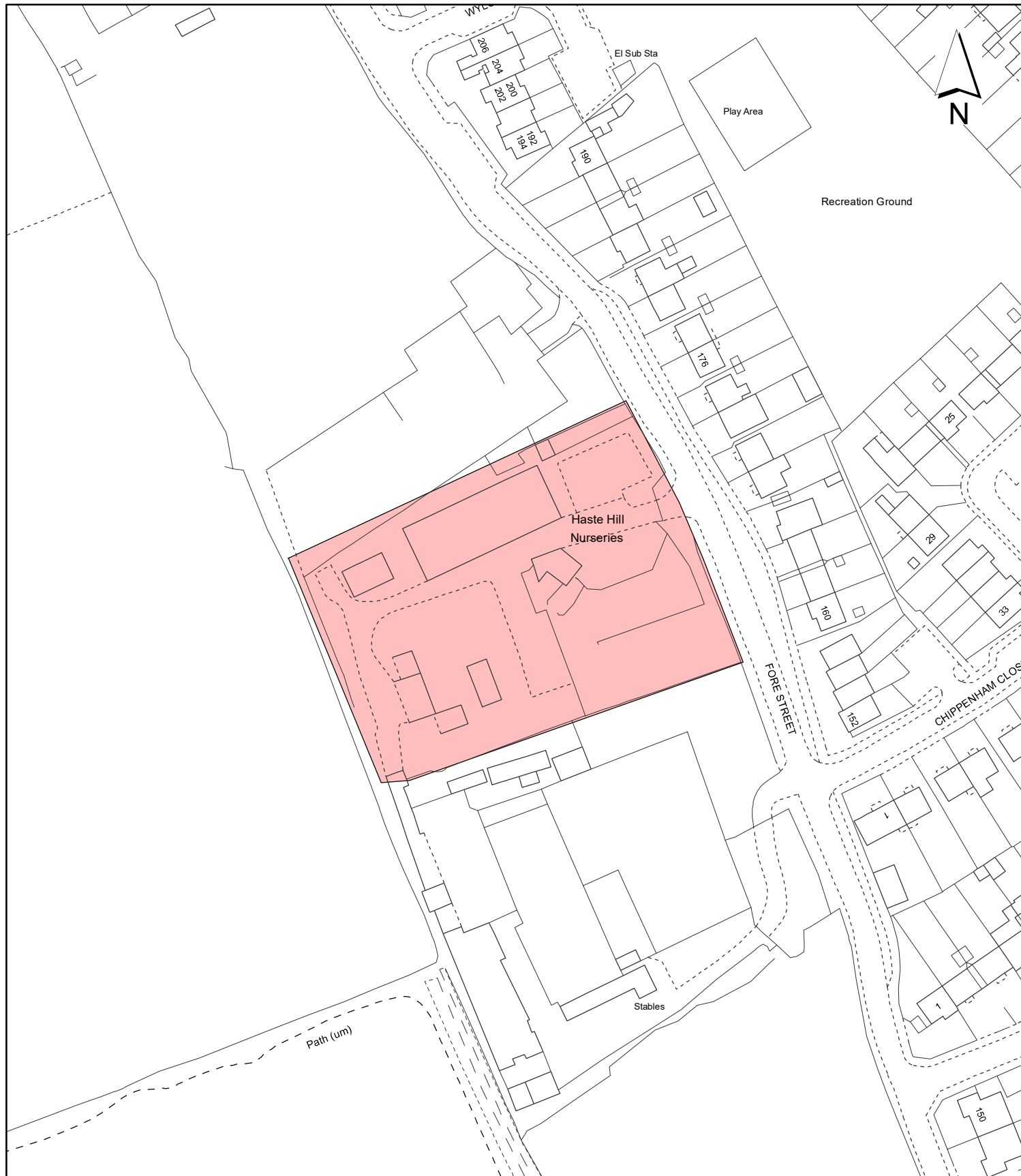
The London Plan (2021).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework (2019)

Contact Officer: Liz Arnold

Telephone No: 01895 250230



Notes:

 Site boundary

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Site Address:

**Haste Hill Nurseries,
Fore Street**

Planning Application Ref:

71072/APP/2021/179

Planning Committee:

North Page 127

Scale:

1:1,250

Date:

May 2021

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

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



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LONDON

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Plans for North Applications Planning Committee

Wednesday 19th May 2021



HILLINGDON
LONDON

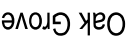
www.hillingdon.gov.uk

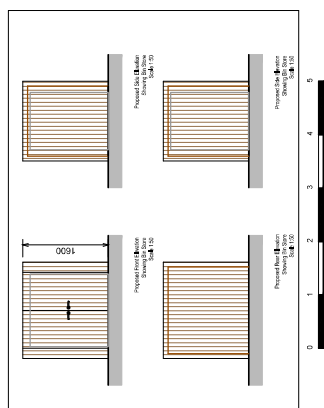
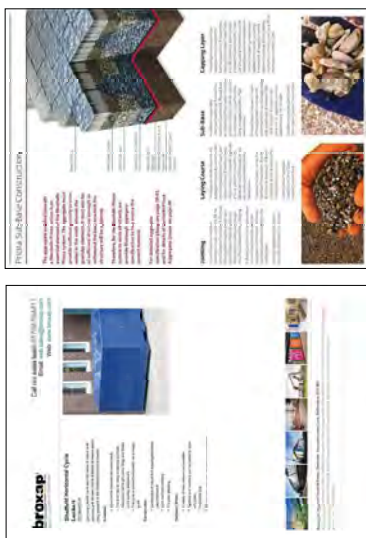
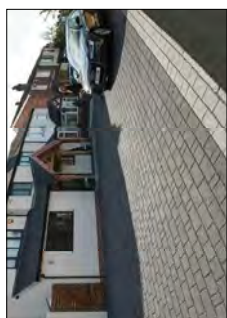
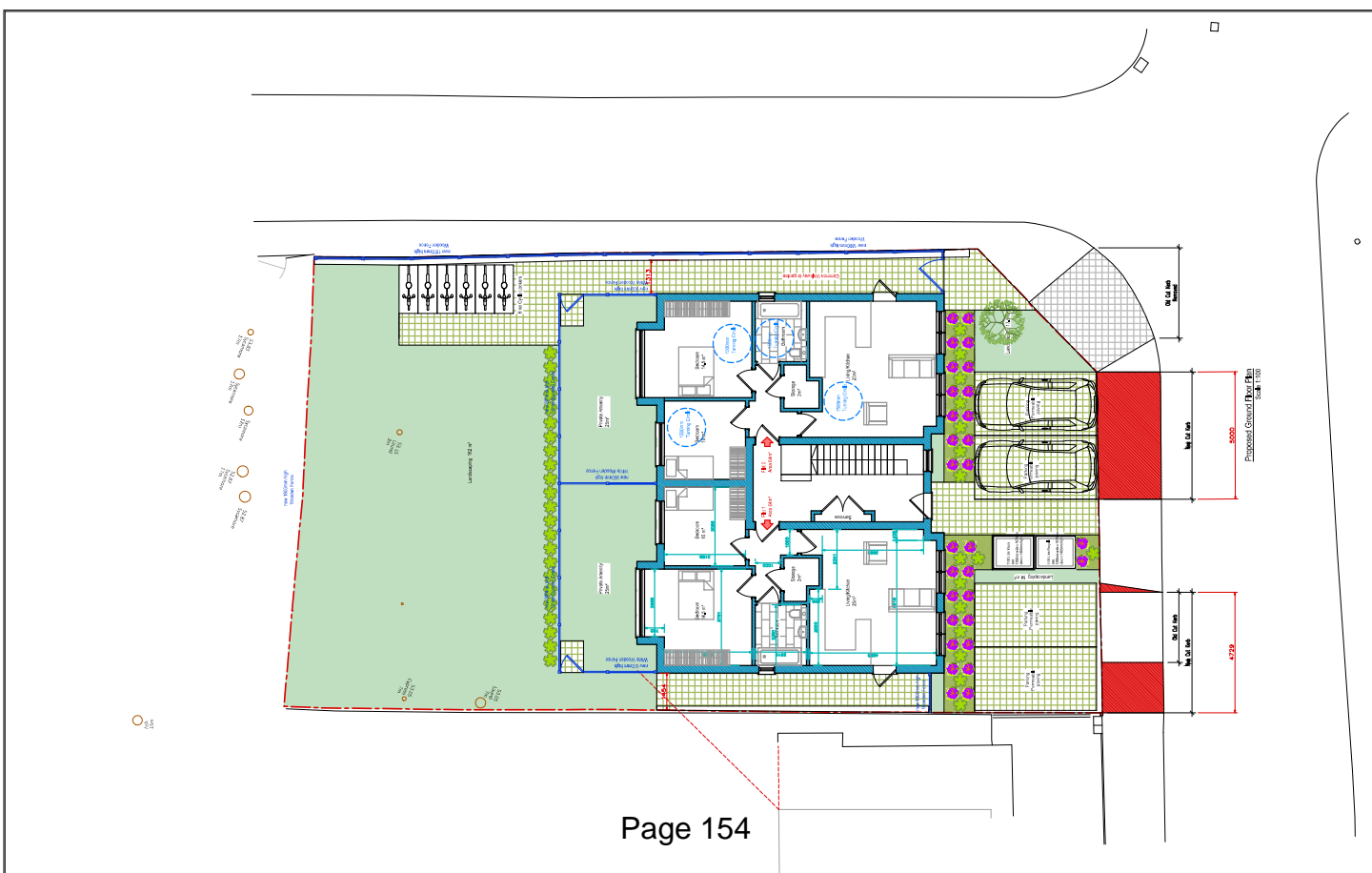
Report of the Head of Planning, Transportation and Regeneration

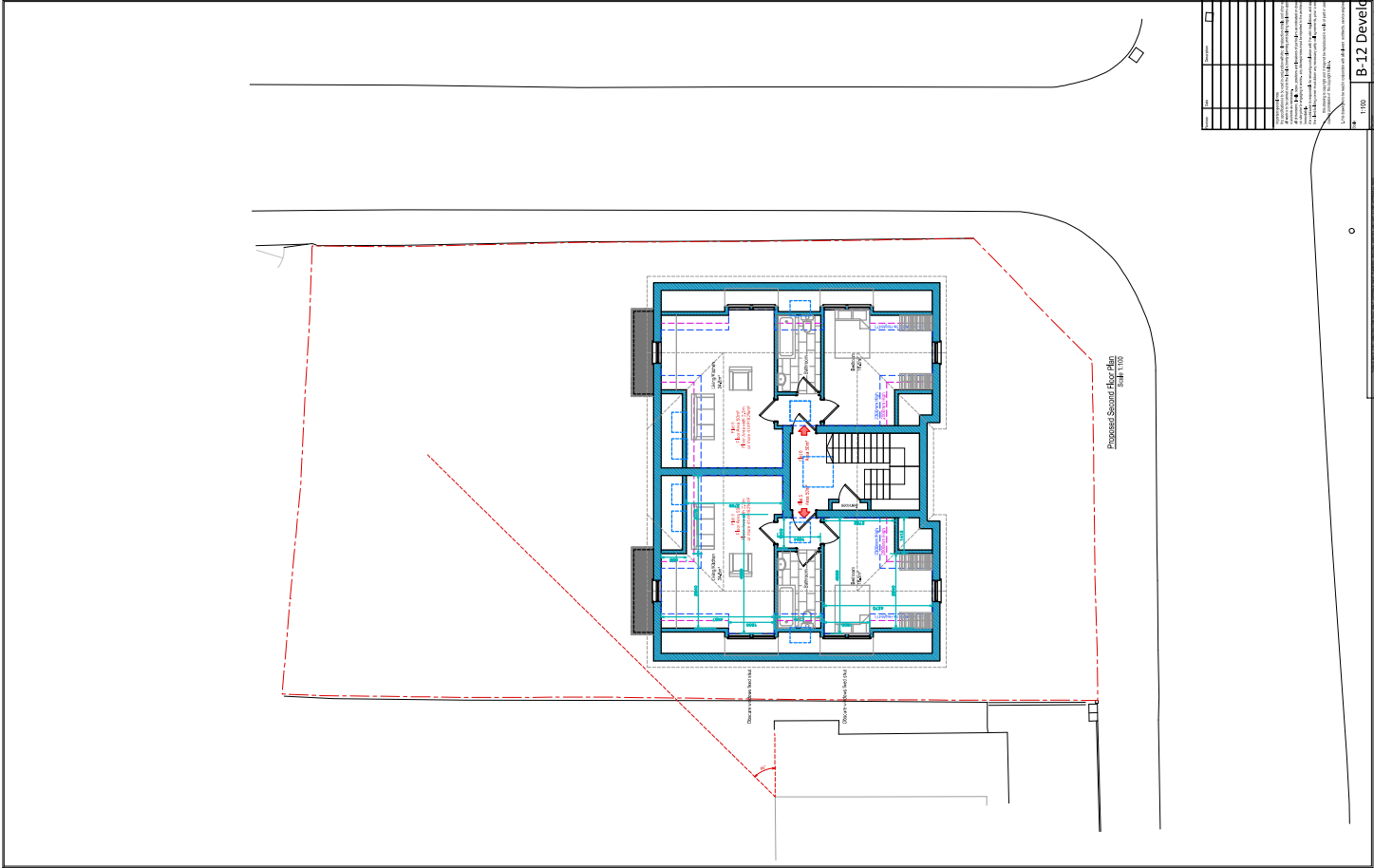
Address 59 ELM AVENUE EASTCOTE

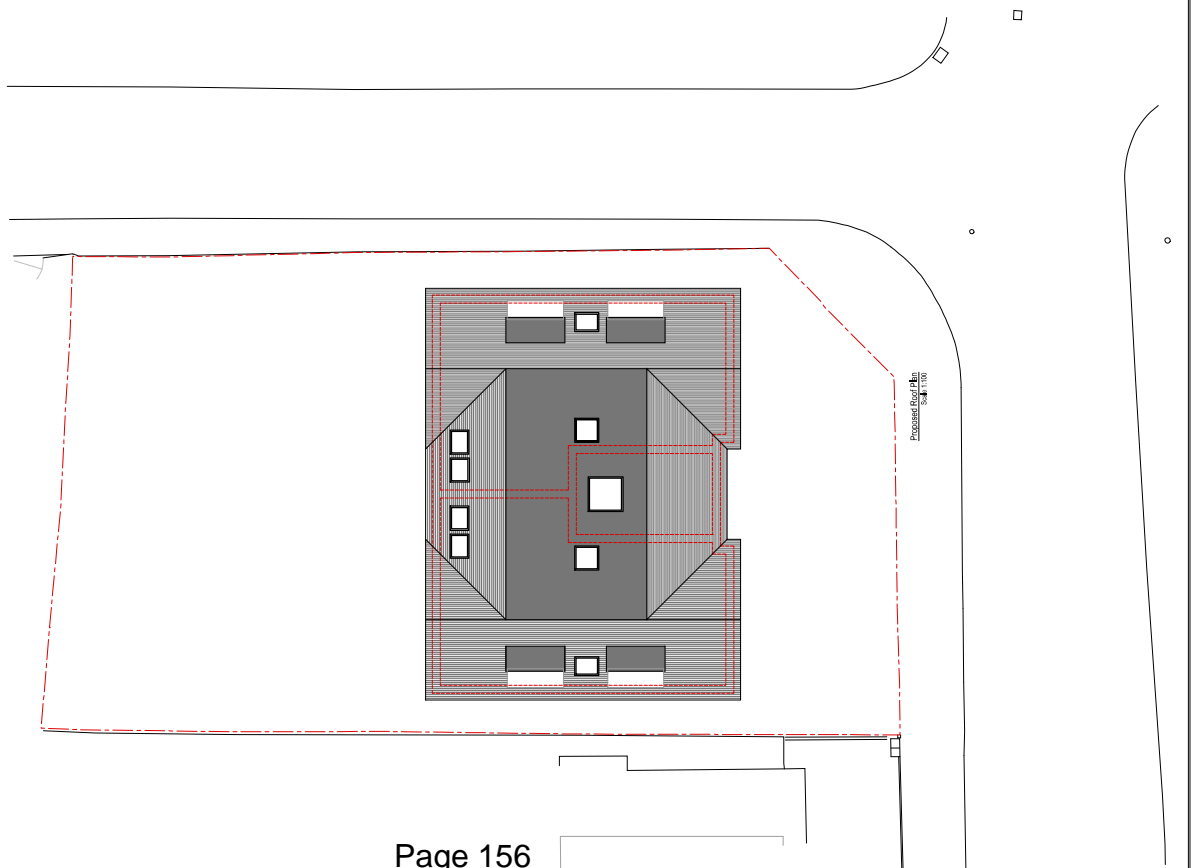
Development: Erection of a residential building housing 4 x 2-bed flats and 2 x 1-bed flats with associated bins and cycle provision including demolition of existing dwelling and corner drop kerb and installation of drop kerb and widening of front drop kerb.

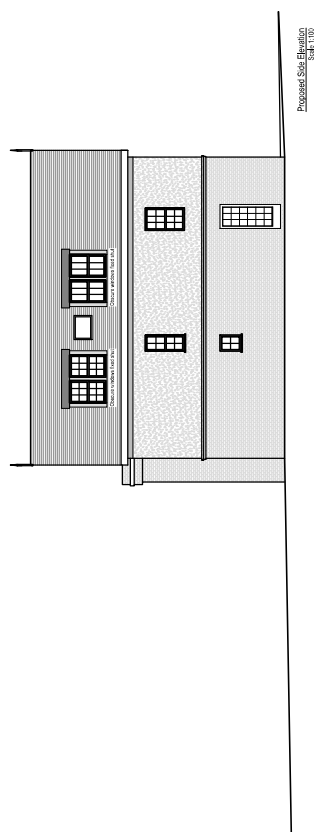
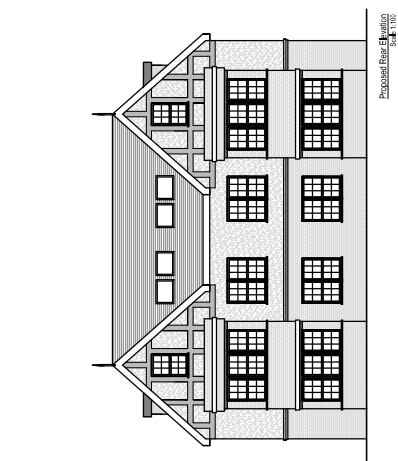
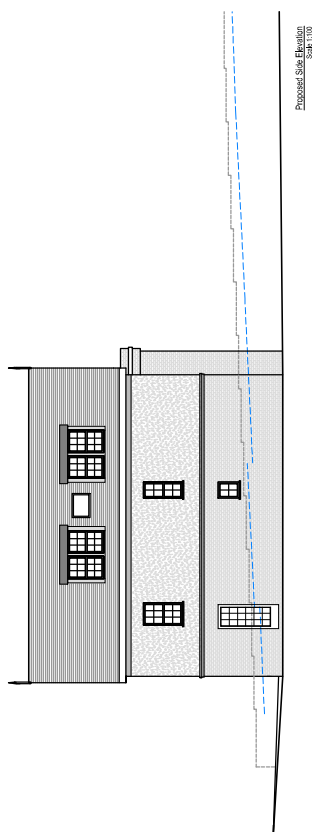
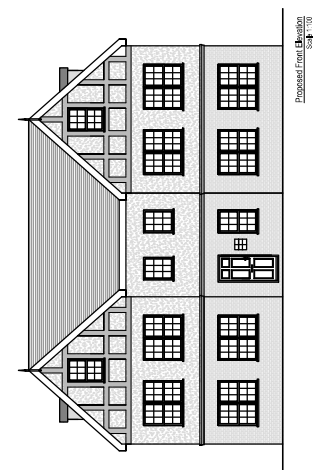
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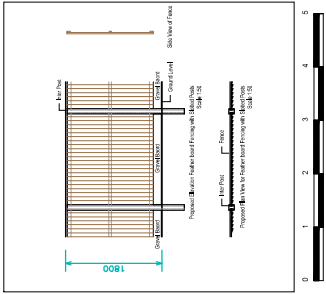
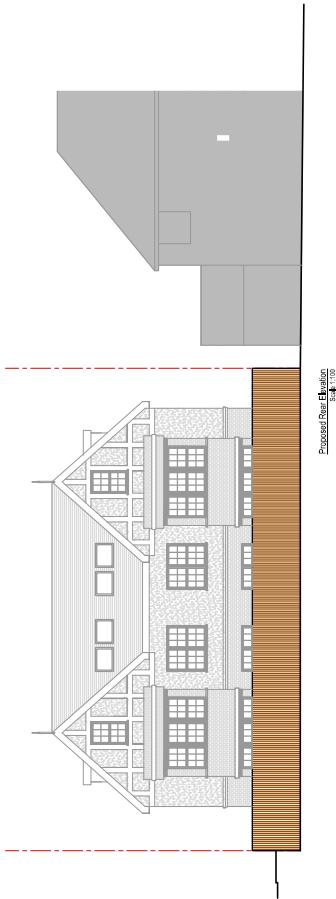
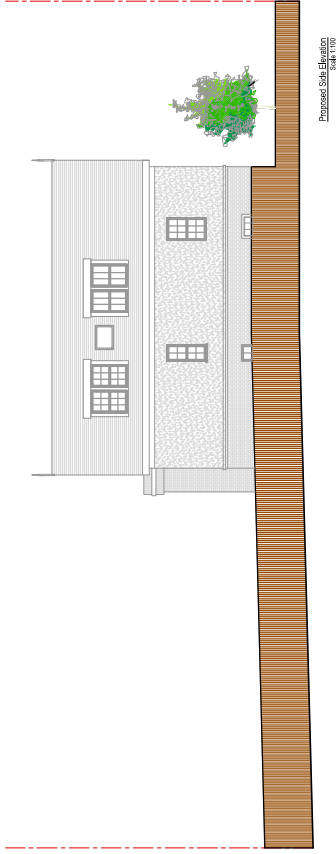
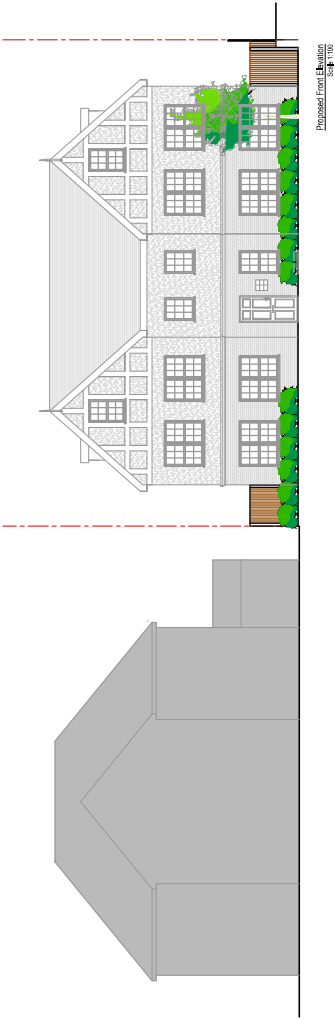
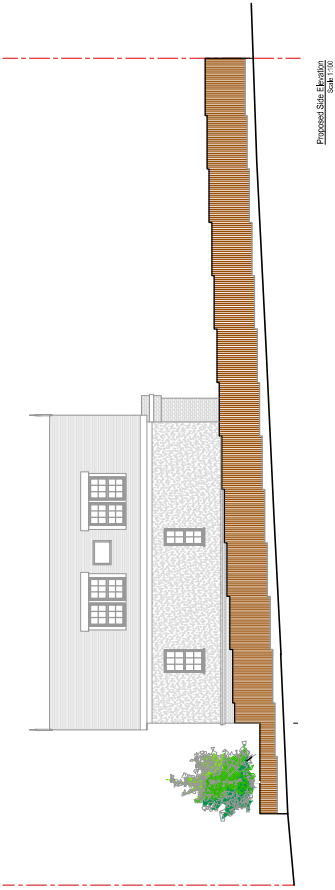
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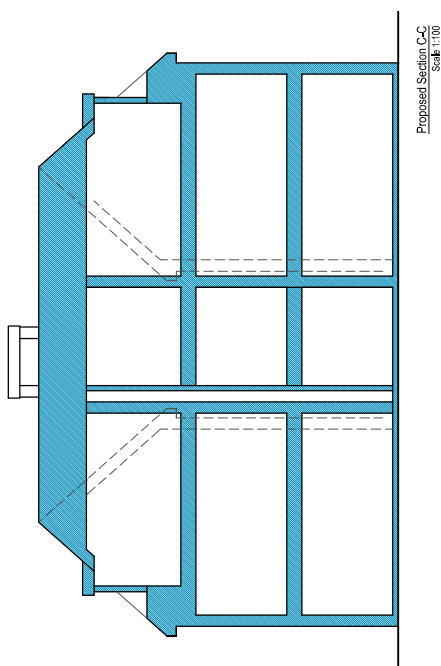
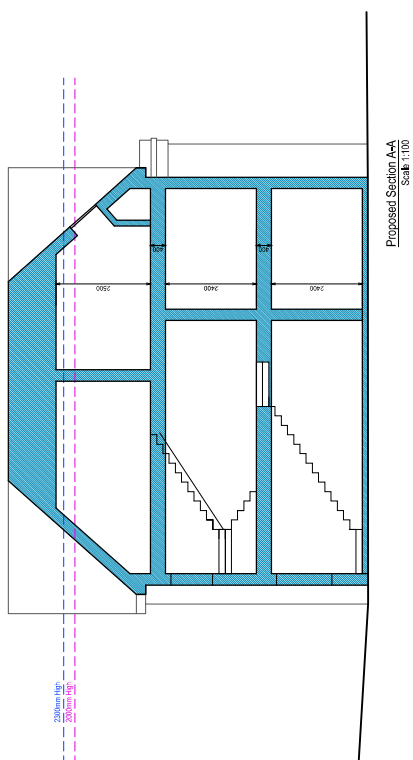
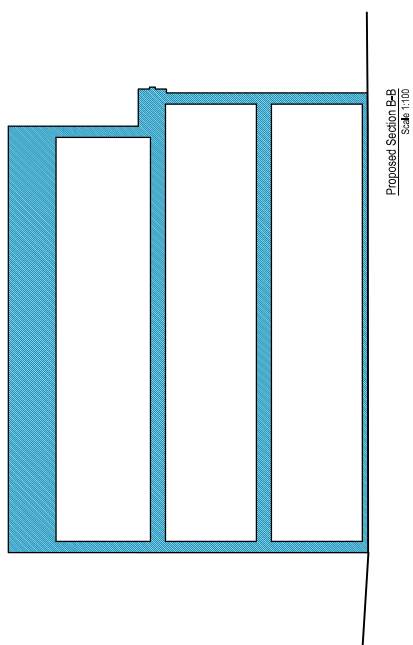
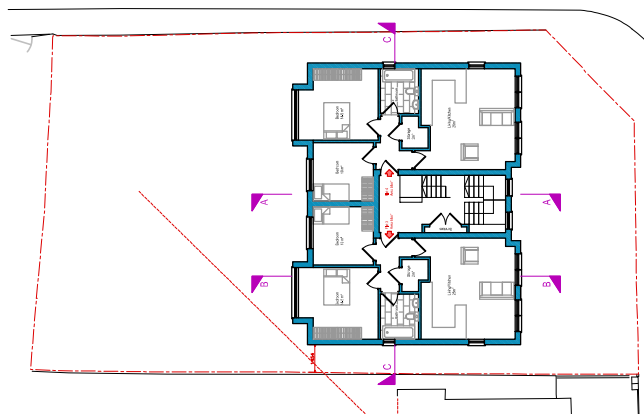


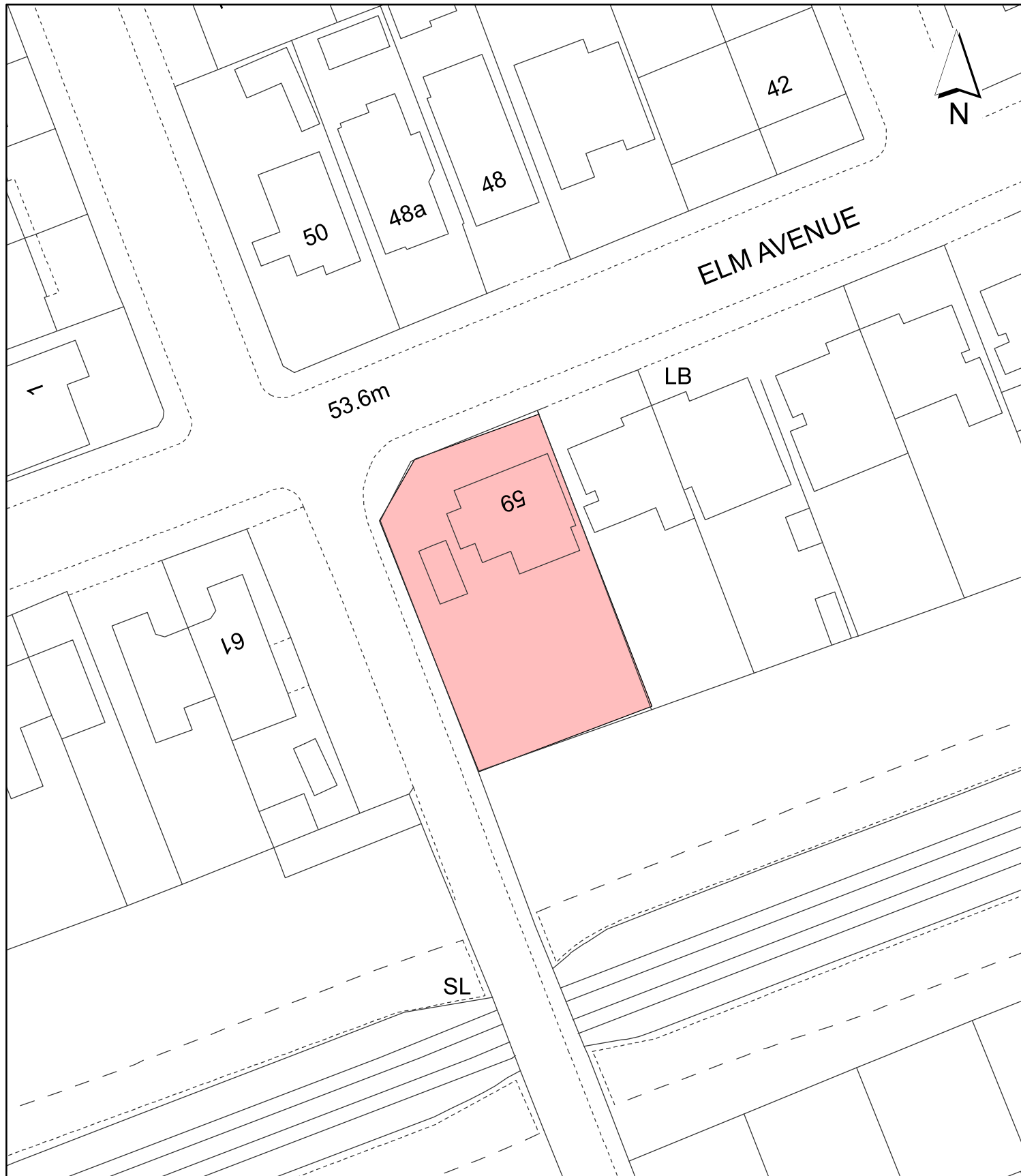
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[illegible]



<p>A1</p> <p>Architectural Consultancy</p> <p>1100</p> <p>10m</p> <p>0 1 2 3 4 5</p>		<p>B-12 Development</p> <p>Architectural Consultancy</p> <p>1100</p> <p>10m</p> <p>0 1 2 3 4 5</p>
<p>Architectural Consultancy</p> <p>1100</p> <p>10m</p> <p>0 1 2 3 4 5</p>		<p>Architectural Consultancy</p> <p>1100</p> <p>10m</p> <p>0 1 2 3 4 5</p>





Notes:



Site boundary

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Site Address:

**59 Elm Avenue,
Eastcote**

Planning Application Ref:

60130/APP/2020/4166

Planning Committee:

North Page 160

Scale:

1:500

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

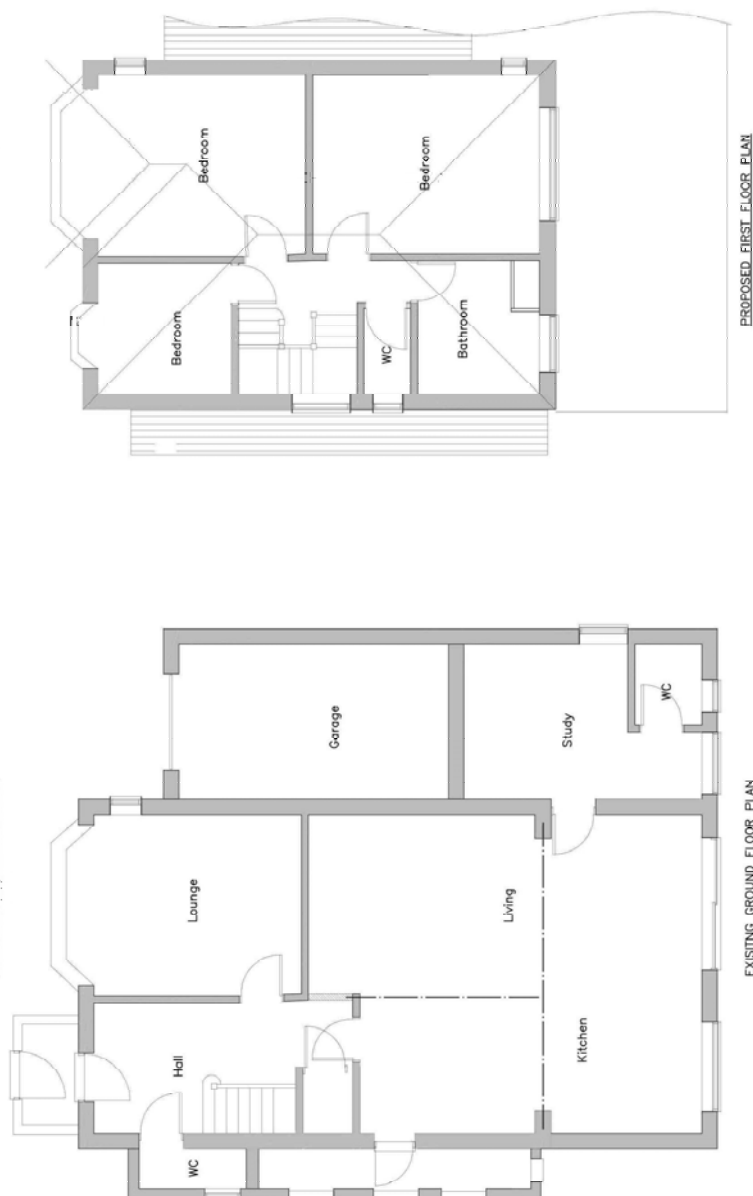
Report of the Head of Planning, Transportation and Regeneration

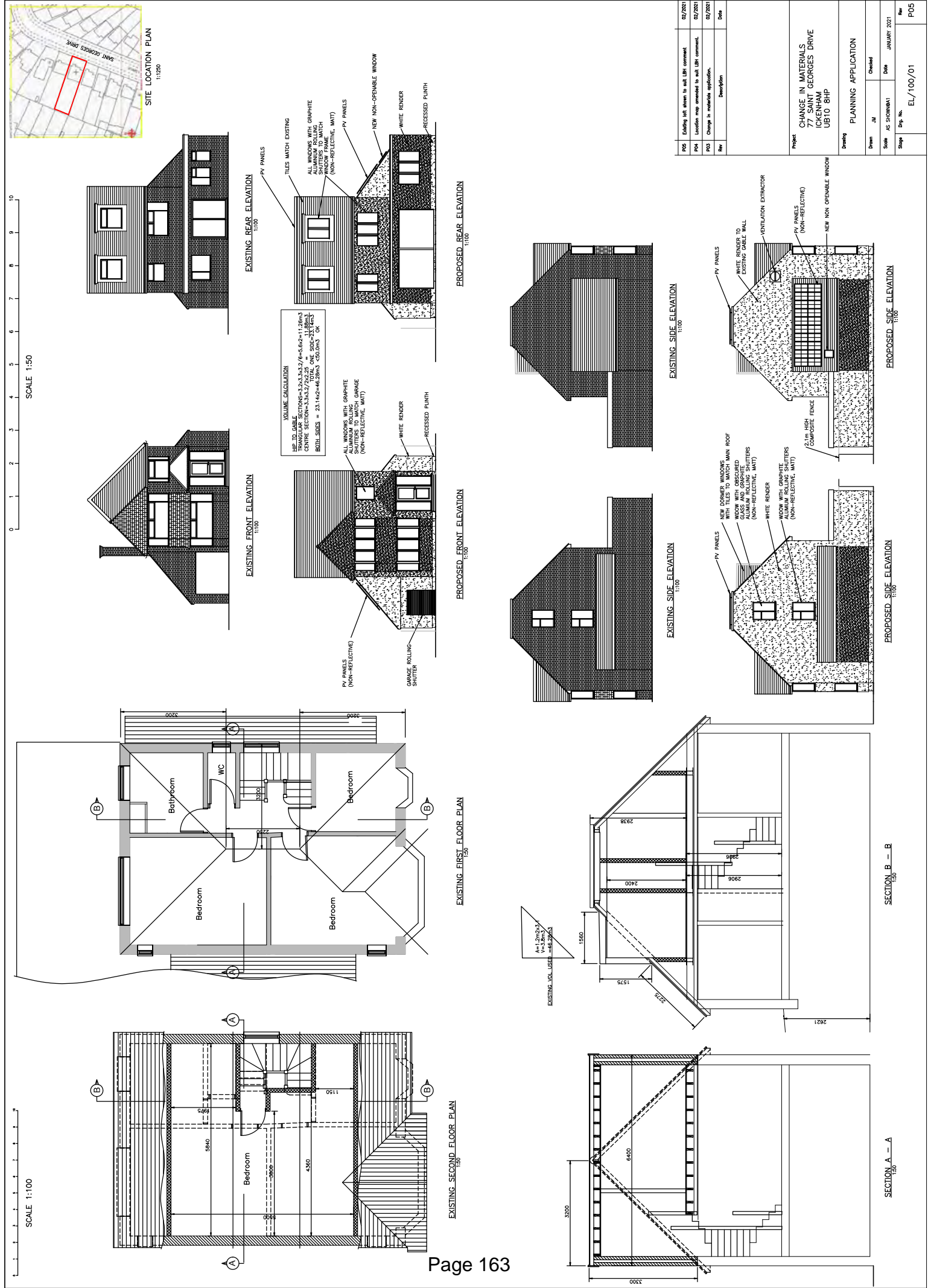
Address 77 ST GEORGE'S DRIVE ICKENHAM

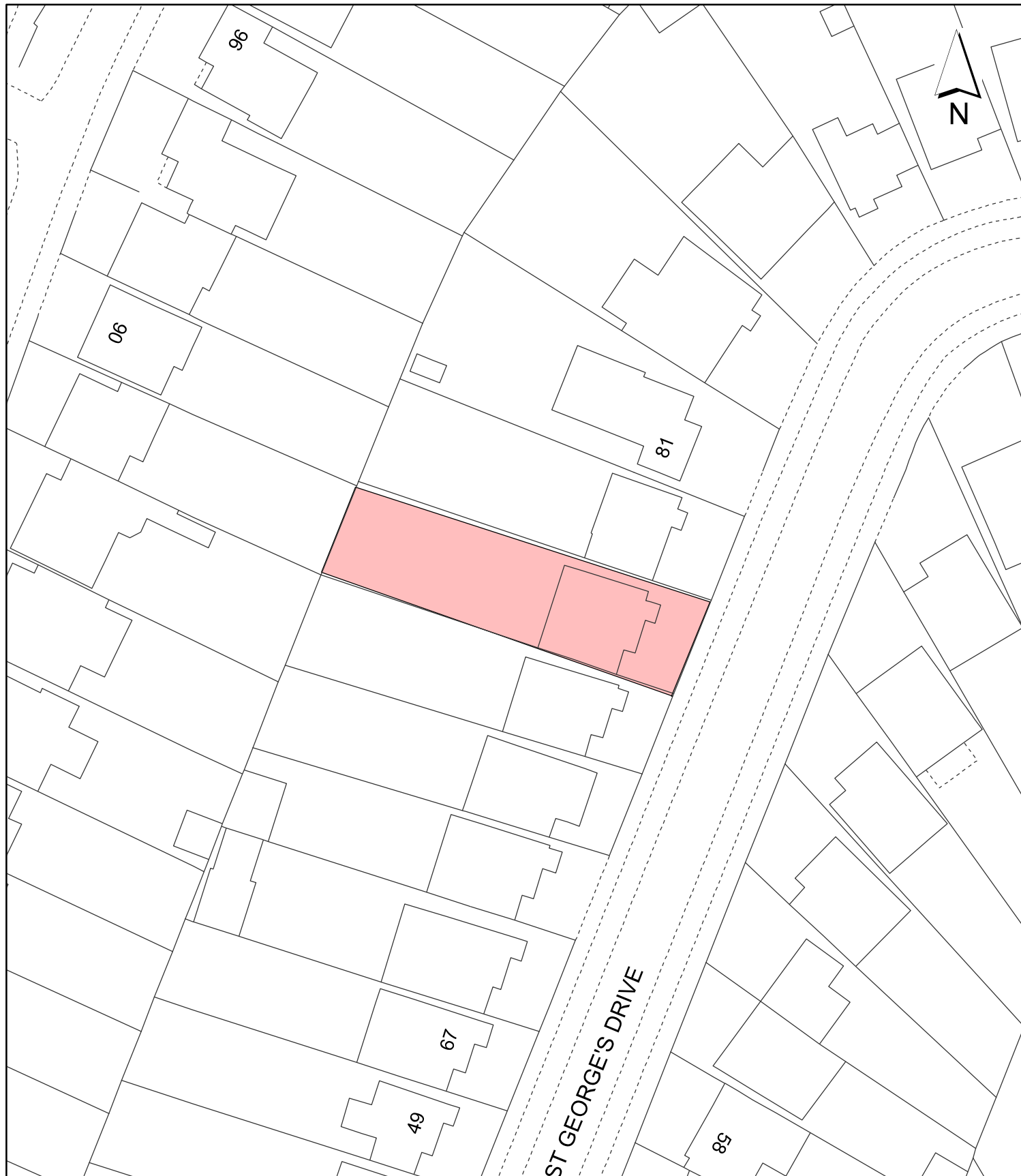
Development: Alterations from brick to rendering, new non-openable window, installation of roller shutters in each window, installation of PV panels and replacement fence (part retrospective)

LBH Ref Nos: 12943/APP/2021/589

Drawing Nos:

[illegible]





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Site Address:

**77 St George's Drive,
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Planning Application Ref:

12943/APP/2021/589

Planning Committee:

North Page 164

Scale:

1:600

Date:

May 2021

**LONDON BOROUGH
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**Residents Services
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Civic Centre, Uxbridge, Middx. UB8 1UW
Telephone No.: Uxbridge 01895 250111



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Report of the Head of Planning, Transportation and Regeneration

Address TELECOMMUNICATIONS WINDMILL HILL RUISLIP

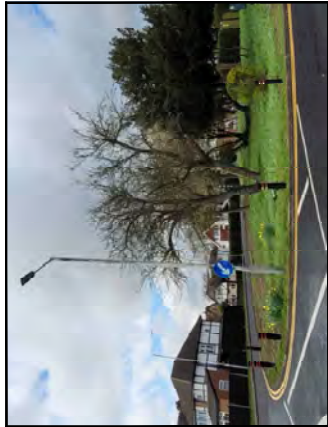
Development: Proposed 15.0m Phase 8 Monopole C/W wrapround Cabinet at base, 3 cabinets and associated ancillary works (General Permitted Development Order 2015 for determination as to whether prior approval is required for siting and appearance)

LBH Ref Nos: 75613/APP/2021/1383

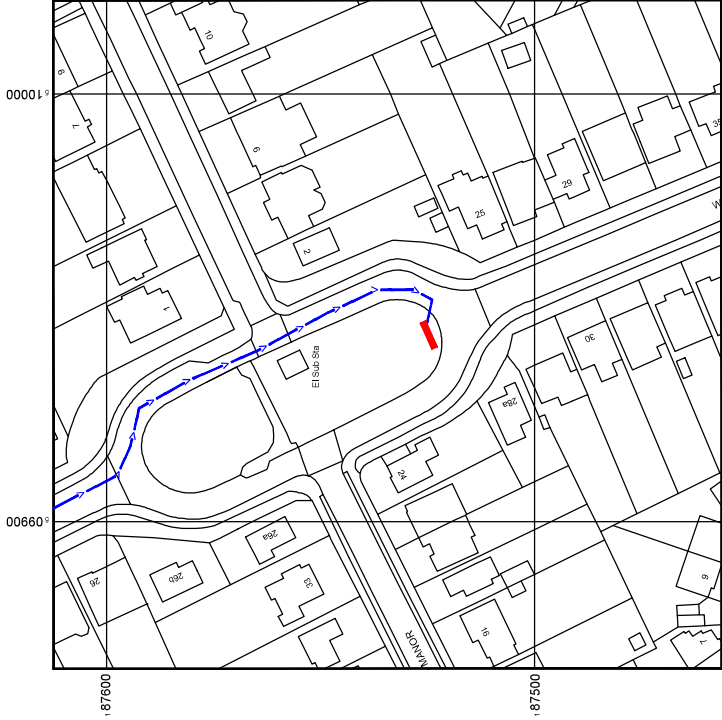
SITE LOCATION



SITE AREA PLAN



SITE PHOTOGRAPH



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SITE LOCATION PLAN



GOOGLE MAPS QR CODE

GOOGLE MAPS - <https://goo.gl/maps/qQJ9Ctp6ZAelBCwx5>

GOOGLE STREETVIEW - <https://goo.gl/maps/zns5AXJery2EaudE6>

NOTES:

- ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.
- DIRECTIONS TO SITE:**
Head east on M40. Continue onto Western Ave/A40. Take the B467 exit toward Uxbridge/Harefield/Ruislip/Chesham. At Swakeleys Roundabout, take the 1st exit onto Swakeleys Rd/B467. At the roundabout, take the 2nd exit and stay on Swakeleys Rd/B467. Turn left onto High Rd/B466. At the roundabout, take the 1st exit onto High Rd/B466. At the roundabout, take the 3rd exit onto Eastcote Rd/B466. At the roundabout, take the 3rd exit onto Windmill Hill. Follow Windmill Hill and site location is on the right hand side.



Number	MBNL / EET / FHS	Project	H3G 5G UNILATERAL	Purpose of Issue	Issue
M005	MBNL	29/03/2020	H3G 5G UNILATERAL	Planning	E
	CDN	29/03/2020	Revision / Upgrade Description:		
	SD	29/03/2020	Full location amended		
M004	MBNL	15/10/2020	H3G 5G UNILATERAL	Planning	D
	CDN	15/10/2020	Revision / Upgrade Description:		
	SD	15/10/2020	Asymmetry changed		
M003	MBNL	18/07/2020	H3G 5G UNILATERAL	Planning	C
	CDN	18/07/2020	Revision / Upgrade Description:		
	SD	18/07/2020	Amended		
M002	MBNL	22/05/2020	H3G 5G UNILATERAL	Planning	B
	CDN	22/05/2020	Revision / Upgrade Description:		
	SD	22/05/2020	Amended		
M001	MBNL	21/03/2020	H3G 5G UNILATERAL	Planning	A
	CDN	21/03/2020	Revision / Upgrade Description:		
	SD	21/03/2020	First Issue - Site nomination dated: TBC		



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001
H3G Base Station Information Line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:



WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: WINDMILL HILL STREETWORKS

Site ID: HGN10042

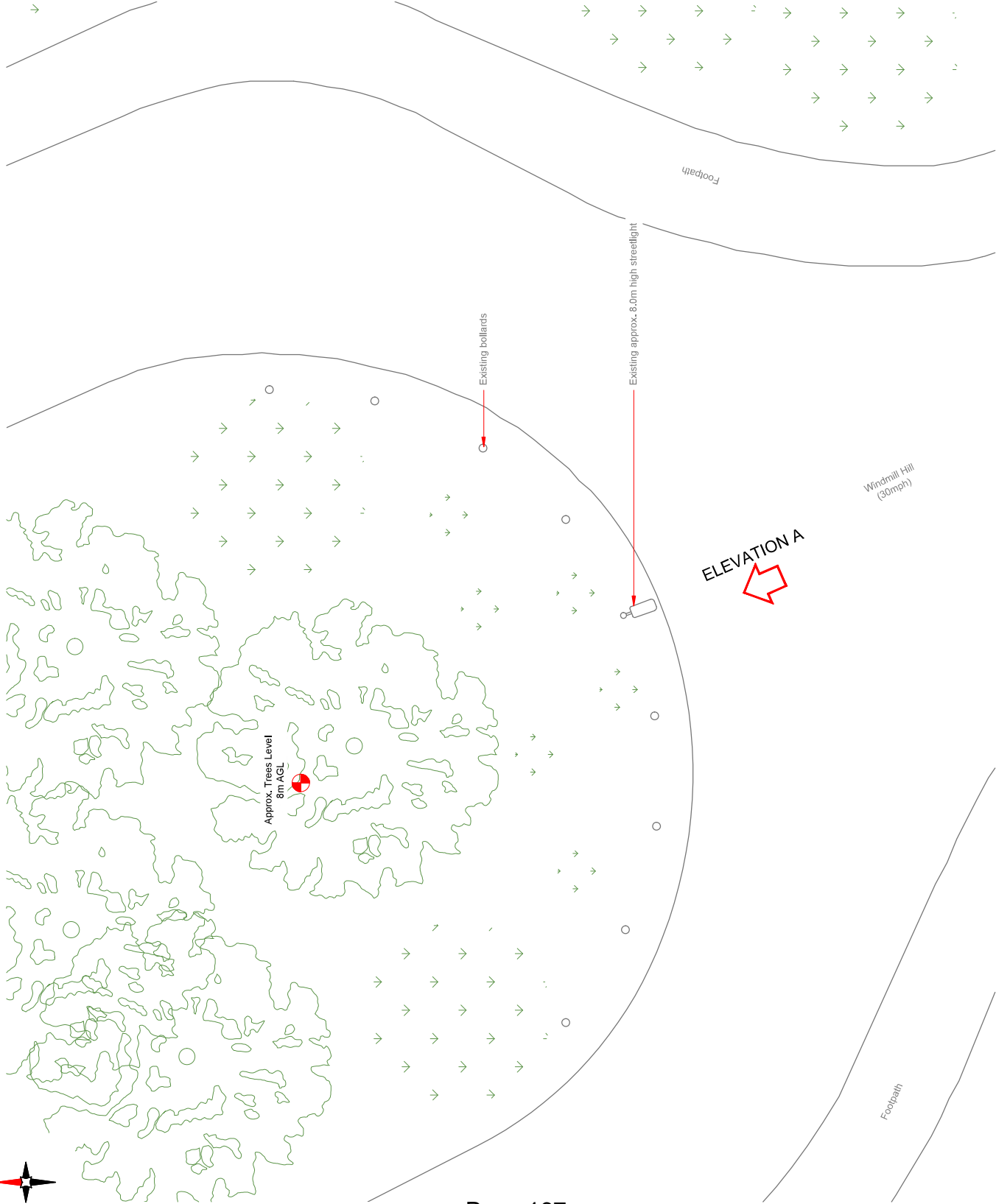
Address: WINDMILL HILL, EASTCOTE VILLAGE,
NORTHWOOD,
LONDON BOROUGH OF HILLINGDON,
LONDON, HA4 8PY

Title: 002 SITE LOCATION PLAN

Project: H3G 5G UNILATERAL

Purpose of Issue: PLANNING

EE Call ID	MBNL Call ID	3UK Call ID
N/A	N/A	N/A
Master Drawing No: HGN10042_M005		
Issue: E		



NOTES:

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Number	MBNL / EEL / FUSE	Project	Purpose of Issue	Issue
M005	MBNL	H3G 5G UNILATERAL	Planning	E
Revision / Upgrade Description:				
Date:	29/03/2021	Revision / Upgrade Description:	Full location amended	
Drawn:	CDN	Reviewed:		
Approved:	SD	MBNL / EEL / FUSE		
M004	MBNL	H3G 5G UNILATERAL	Planning	D
Revision / Upgrade Description:				
Date:	15/10/2020	Revision / Upgrade Description:	Asinutis changed	
Drawn:	CDN	Reviewed:		
Approved:	SD	MBNL / EEL / FUSE		
M003	MBNL	H3G 5G UNILATERAL	Planning	C
Revision / Upgrade Description:				
Date:	18/07/2020	Revision / Upgrade Description:	Amended	
Drawn:	CDN	Reviewed:		
Approved:	SD	MBNL / EEL / FUSE		
M002	MBNL	H3G 5G UNILATERAL	Planning	B
Revision / Upgrade Description:				
Date:	22/05/2020	Revision / Upgrade Description:	Amended	
Drawn:	CDN	Reviewed:		
Approved:	SD	MBNL / EEL / FUSE		
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Revision / Upgrade Description:				
Date:	21/03/2020	Revision / Upgrade Description:	First Issue - Site nomination dated: TBC	
Drawn:	CDN	Reviewed:		
Approved:	SD	MBNL / EEL / FUSE		



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Maidenhead, SL6 1EH
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Fax: 01628 765 001
H3G Base Station Information Line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com



Site Name: WINDMILL HILL STREETWORKS

Site ID: HGN10042

Address: WINDMILL HILL, EASTCOTE VILLAGE,
NORTHWOOD,
LONDON BOROUGH OF HILLINGDON,
LONDON, HA4 8PY

Title: 100 EXISTING SITE PLAN

Project: H3G 5G UNILATERAL

Purpose of Issue:

PLANNING

EE Call ID:	MBNL Call ID:	3UK Call ID:	Issue
N/A	N/A	N/A	E
Master Drawing No:			HGN10042_M005

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.

Accession Number	MBNL1 Test H5G	Project	Purpose of Issue	Issue
M005	MBNL1 H3G 5G UNILATERAL	H3G 5G UNILATERAL	Planning	E
Accession Number	MBNL1 Test H5G	Project	Purpose of Issue	Issue
M006	MBNL1 H3G 5G UNILATERAL	H3G 5G UNILATERAL	Planning	D
Accession Number	MBNL1 Test H5G	Project	Purpose of Issue	Issue
M007	MBNL1 H3G 5G UNILATERAL	H3G 5G UNILATERAL	Planning	C
Accession Number	MBNL1 Test H5G	Project	Purpose of Issue	Issue
M008	MBNL1 H3G 5G UNILATERAL	H3G 5G UNILATERAL	Planning	B
Accession Number	MBNL1 Test H5G	Project	Purpose of Issue	Issue
M009	MBNL1 H3G 5G UNILATERAL	H3G 5G UNILATERAL	Planning	A

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Star House, 20 Grentell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

WHP Telecoms

Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH

Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: **WINDMILL HILL STREETWORKS**

Site ID: HGN10042

Address: WINDMILL HILL, EASTCOTE VILLAGE,
NORTHWOOD,
LONDON BOROUGH OF HILLINGDON,
LONDON. HA4 8PY

150 EXISTING ELEVATION A

Project: H3G 5G UNILATERAL

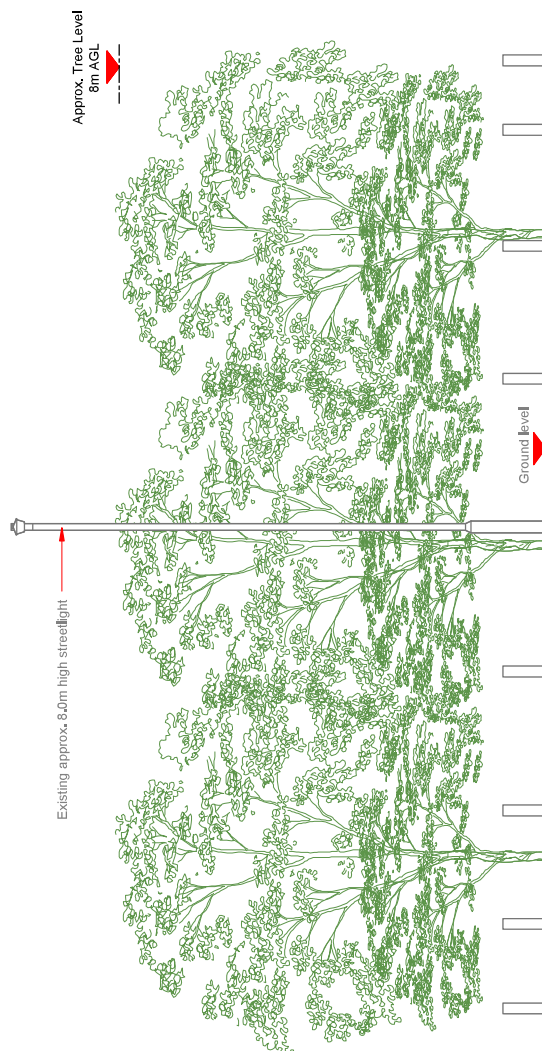
PLANNING

EE Cell ID:	MBNL Cell ID:	3UJ Cell ID:
N/A	N/A	N/A

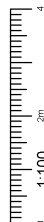
Master Drawing No:

HGN10042 M005

W



EXISTING ELEVATION A





Antenna Aperture d	Proposed 4G/5G Bearing	Quantity Shared EEH-H3G
A1	330°	H3G
A2	330°	H3G
B1	30°	H3G
B2	90°	H3G
C1	210°	H3G
C2	210°	H3G

Notes:	Notes:
1. ALL DIMENSIONS IN MM UNLESS OTHERWISE NOTED.	

Model	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M005	MBNL	H3G 5G UNILATERAL	Planning	E
		Revision / Upgrade Description:		
	CDN	Full location amended		
	Approved	SD		
	29/03/2023			
M004	MBNL	H3G 5G UNILATERAL	Planning	D
		Revision / Upgrade Description:		
	CDN	Asinutis changed		
	Approved	SD		
	15/10/2020			
M003	MBNL	H3G 5G UNILATERAL	Planning	C
		Revision / Upgrade Description:		
	CDN	Amended		
	Approved	SD		
	18/07/2020			
M002	MBNL	H3G 5G UNILATERAL	Planning	B
		Revision / Upgrade Description:		
	CDN	Amended		
	Approved	SD		
	22/05/2020			
M001	MBNL	H3G 5G UNILATERAL	Planning	A
		Revision / Upgrade Description:		
	CDN	First Issue - Site nomination dated: TBC		
	Approved	SD		
	21/03/2020			



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

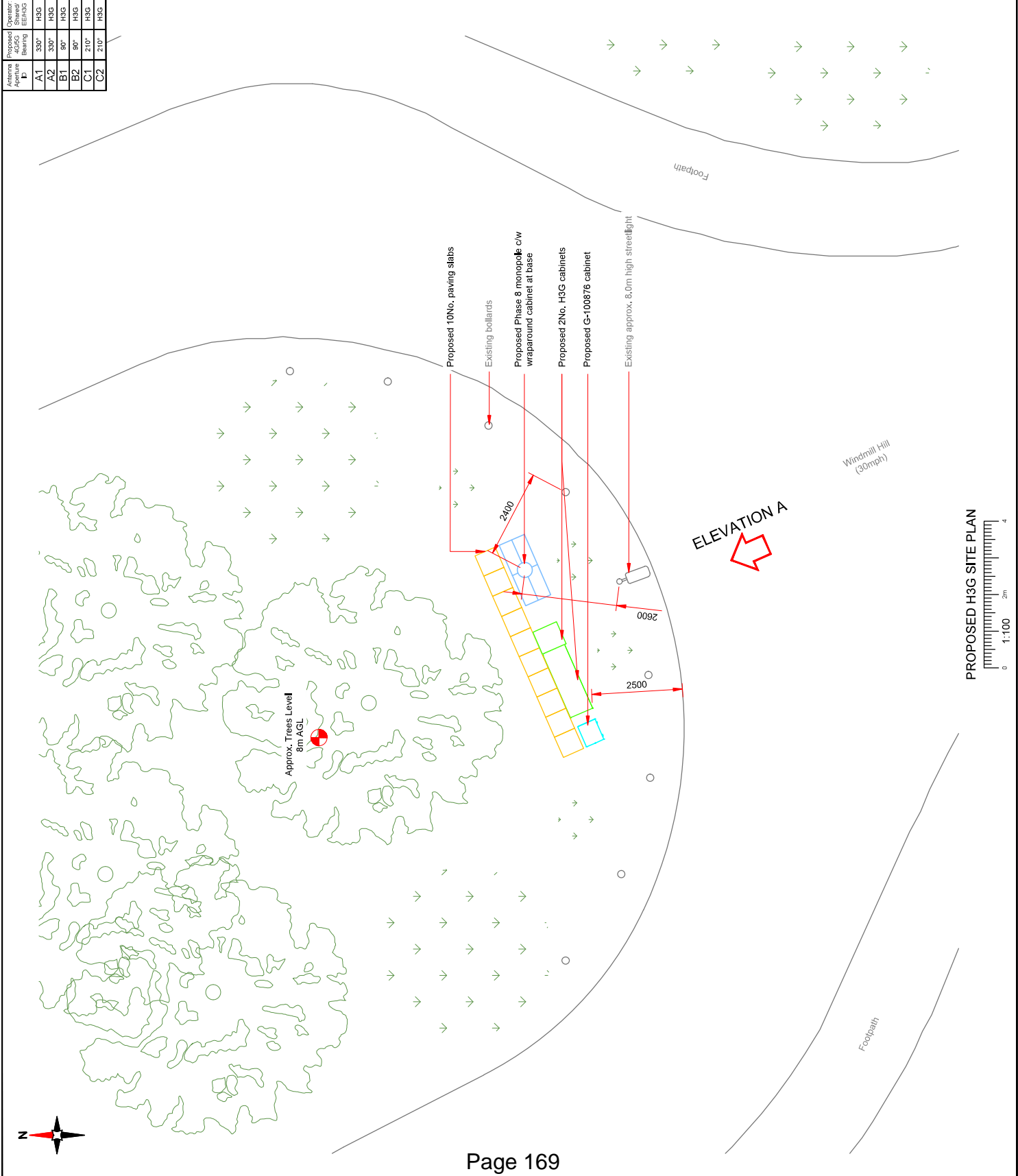
H3G Base Station Information line:
0645 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:




WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name	WINDMILL HILL STREETWORKS				
Site ID:	HGN10042				
Address	WINDMILL HILL, EASTCOTE VILLAGE, NORTHWOOD, LONDON BOROUGH OF HILLINGDON, LONDON, HA4 8PY				
Title:	210 PROPOSED H3G SITE PLAN				
Project:	H3G 5G UNILATERAL				
Purpose of Issue:	PLANNING				
EE Call ID	N/A	MBNL Call ID	N/A	3UK Call ID	N/A
Master Drawing No	HGN10042_M005			Issue	E



Aperture Aperture Bearing	Proposed Aperture Bearing	Quantity Aperture Bearing
A1	330°	H3G
A2	330°	H3G
B1	30°	H3G
B2	90°	H3G
C1	210°	H3G
C2	210°	H3G

Model	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M005	MBNL	H3G 5G UNILATERAL	Planning	E
Issue	29/03/2021	Revision / Upgrade Description:		
Drawn	CDN	Full location amended		
Approved	SD			
M004	MBNL	H3G 5G UNILATERAL	Planning	D
Issue	15/10/2020	Revision / Upgrade Description:		
Drawn	CDN	Aerials changed		
Approved	SD			
M003	MBNL	H3G 5G UNILATERAL	Planning	C
Issue	18/07/2020	Revision / Upgrade Description:		
Drawn	CDN	Amended		
Approved	SD			
M002	MBNL	H3G 5G UNILATERAL	Planning	B
Issue	22/05/2020	Revision / Upgrade Description:		
Drawn	CDN	Amended		
Approved	SD			
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Issue	21/03/2020	Revision / Upgrade Description:		
Drawn	CDN	First Issue - Site nomination dated: TBC		
Approved	SD			



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001

H3G Base Station Information line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: WINDMILL HILL STREETWORKS

Site ID: HGN10042

Address: WINDMILL HILL, EASTCOTE VILLAGE,
NORTHWOOD,
LONDON BOROUGH OF HILLINGDON,
LONDON, HA4 8PY

Title: 260 PROPOSED H3G ELEVATION

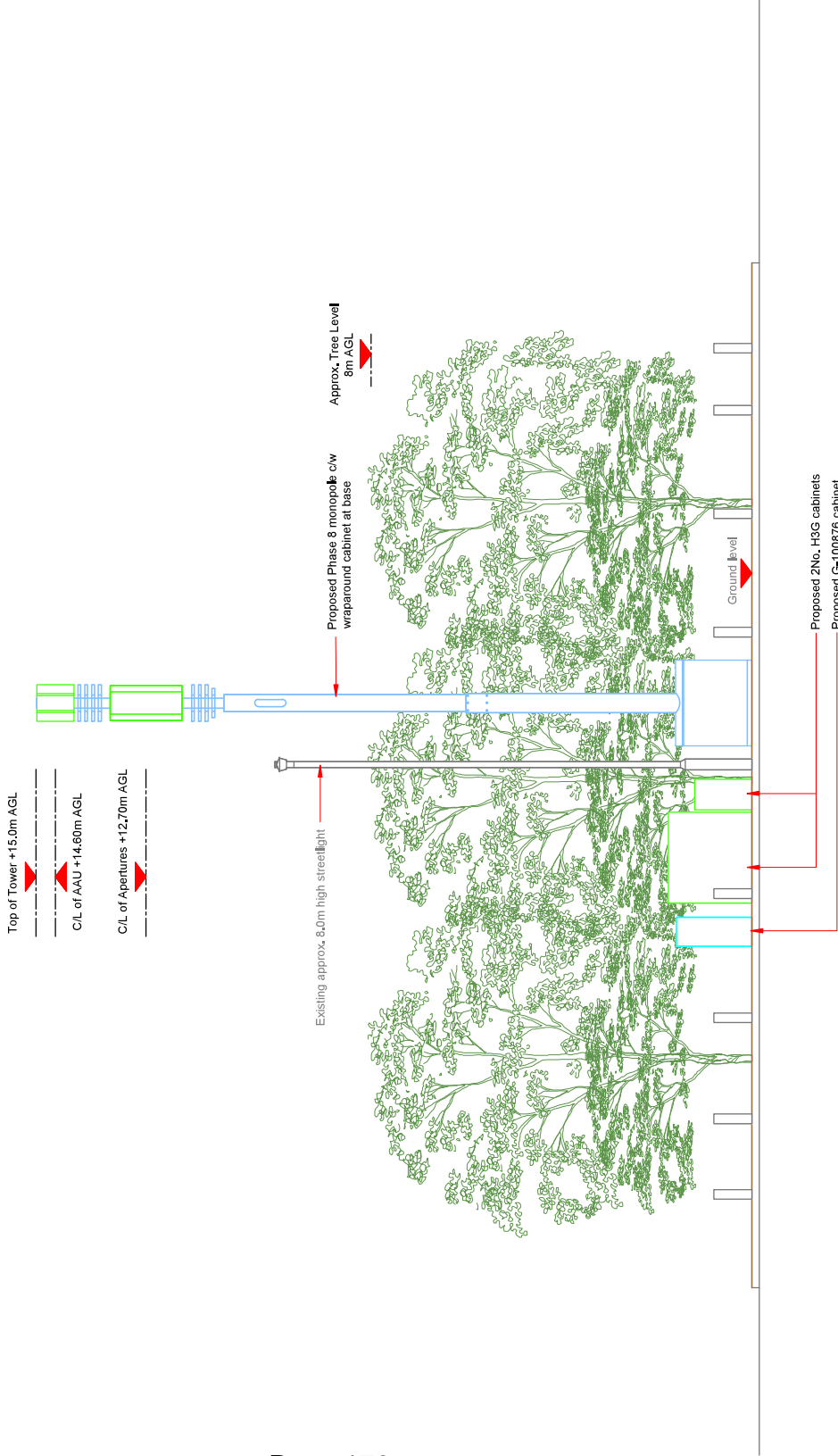
Project: H3G 5G UNILATERAL

Purpose of Issue: PLANNING

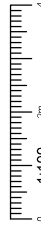
EE Call ID:	MBNL Call ID:	3UK Call ID:
N/A	N/A	N/A

Master Drawing No: HGN10042_M005

Issue: E

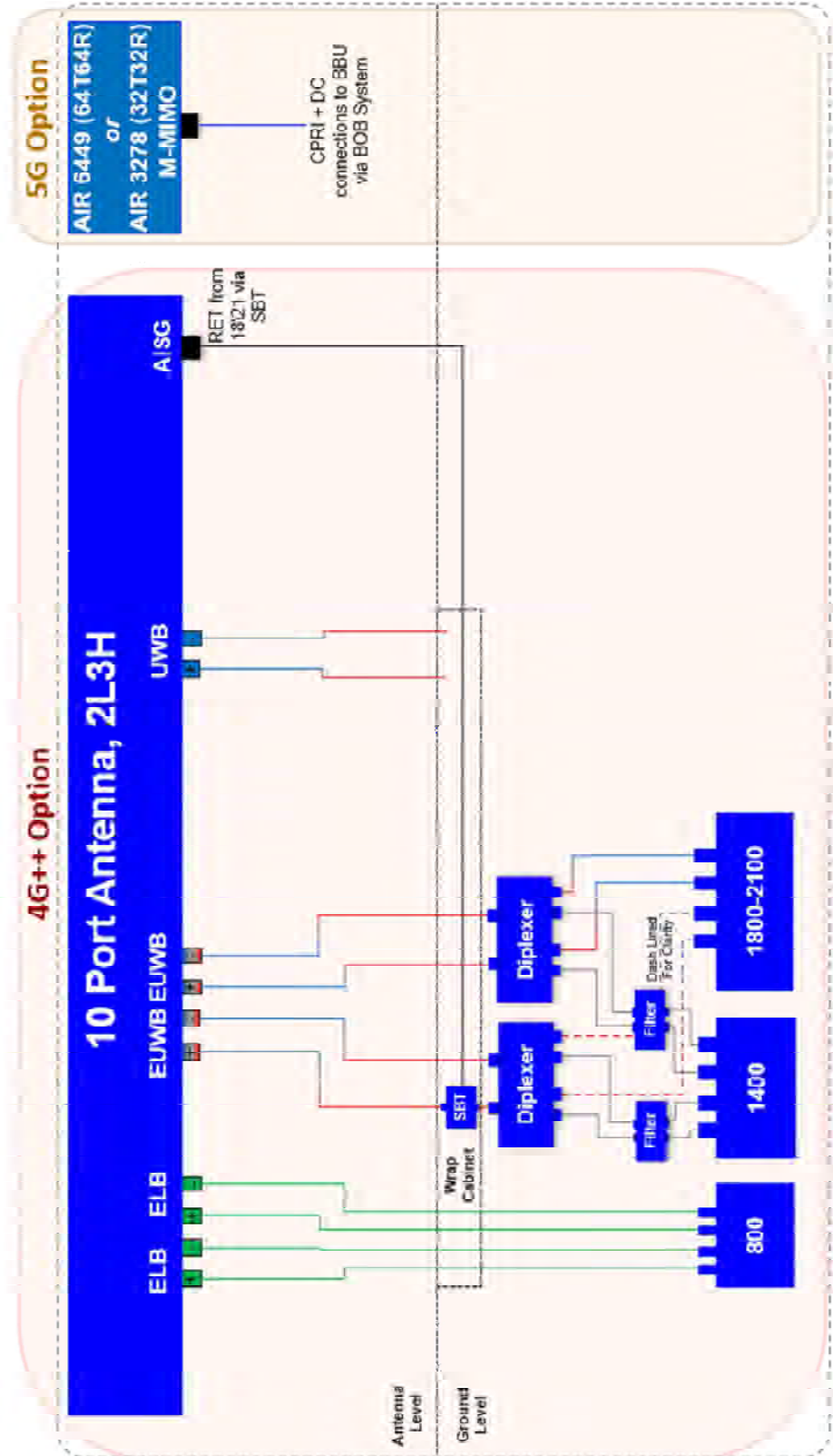


PROPOSED H3G ELEVATION



Proposed H3G Antenna Aperture Schedule & RF Equipment Capacity

Antenna Aperture ID	Antenna Aperture Size (Length x Width x Depth)	Aperture Height C/L	Aperture Max Weight (kg)	Proposed Tech: 4G/5G Bearing	Operator: Shared/EE/H3G	Antenna Aperture Coordinates		RRU No. Max Size & Weight (kg)	MHA No. Max Size & Weight (kg)	Main Feeder			BOB Max Size & Weight (kg)			Active Router Max Size & Weight (kg)	Passive Router Max Size & Weight (kg)
						Eastings	Northings			Size	Length	No.	Top	No.	Bottom		
A1	778x403x268mm	14.60m	43.4kg	330°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
A2	1498x448x165mm	12.70m	37.5kg	330°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1
B1	778x403x268mm	14.60m	43.4kg	90°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
B2	1498x448x165mm	12.70m	37.5kg	90°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1
C1	778x403x268mm	14.60m	43.4kg	210°	5G	H3G	-	-	0	0	TBC	TBC	4	1	1	1	1
C2	1498x448x165mm	12.70m	37.5kg	210°	4G	H3G	-	-	3	0	TBC	TBC	4	1	1	1	1



STATUS KEY:

Installed: Existing
Retain: Existing and to remain
Relocate: Existing to be relocated
Remove: Existing to be removed from site
Proposed: New on site

Number	MBNL / EE / H3G	Project	Purpose of Issue	Issue
M005	MBNL	H3G 5G UNILATERAL	Planning	E
Revision / Upgrade Description:				
Date	29/03/2021			
Drawn	CDN			
Approved	CDN			
MBNL / EE / H3G	SD			
M004	MBNL	H3G 5G UNILATERAL	Planning	D
Revision / Upgrade Description:				
Date	15/10/2020			
Drawn	CDN			
Approved	CDN			
MBNL / EE / H3G	SD			
M003	MBNL	H3G 5G UNILATERAL	Planning	C
Revision / Upgrade Description:				
Date	18/07/2020			
Drawn	CDN			
Approved	CDN			
MBNL / EE / H3G	SD			
M002	MBNL	H3G 5G UNILATERAL	Planning	B
Revision / Upgrade Description:				
Date	22/05/2020			
Drawn	CDN			
Approved	CDN			
MBNL / EE / H3G	SD			
M001	MBNL	H3G 5G UNILATERAL	Planning	A
Revision / Upgrade Description:				
Date	21/03/2020			
Drawn	CDN			
Approved	CDN			
MBNL / EE / H3G	SD			

First Issue - Site nomination dated: TBC



Hutchison 3G UK Limited
Star House, 20 Grenfell Road
Maidenhead, SL6 1EH
Tel: 01628 765 000
Fax: 01628 765 001
H3G Base Station Information Line:
0845 6043000
Available 8am-8pm Monday to Friday

Design Consultant & Principal Contractor:

WHP Telecoms
Unit 1 Maple Park,
Low Fields Avenue, Leeds
LS12 6HH
Tel: 01133023550
e-mail: info@whptelecoms.com

Site Name: WINDMILL HILL STREETWORKS

Site ID: HGN10042

Address: WINDMILL HILL, EASTCOTE VILLAGE,
NORTHWOOD,
LONDON BOROUGH OF HILLINGDON,
LONDON, HA4 8PY

Title: 303 PROPOSED H3G ANTENNA
SCHEDULE & LINE CONFIGURATION
Project: H3G 5G UNILATERAL

Purpose of Issue:

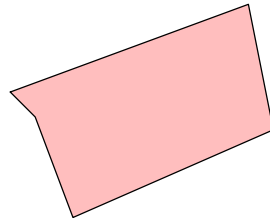
PLANNING

EE Call ID	MBNL Call ID	3UK Call ID	Issue
N/A	N/A	N/A	N/A
Master Drawing No:			HGN10042_M005

Support Structure Schedule													
Structure ID	Status	Equipment Description / Type	Structure Manufacturer	Height AGL (m)	Colour (RAL Colour)	Headframe Details	Foundation / Support Grillage / Host Structure Details	Support Bolt Details	MBNL Ref:	Comments			
ST1	Proposed	Phase 8	Valmont	15.0m	Galvanised	-	Root Foundation	-	-				
Equipment Schedule													
Equipment ID	Quantity	Status	Equipment Description / Type	Equipment Manufacturer	Dimensions (W x D x H)	Weight (kg)	Colour (RAL Colour)	Material	Location	Power	Power cable length (m)	MBNL Ref.	Comments
CAB1	1	Proposed	H3g - Bowler	-	1900x600x1752	-	Grey	Steel	Outdoor	-	-	-	
CAB2	1	Proposed	H3g - 6130	-	650x700x950	-	Grey	Steel	Outdoor	-	-	-	
CAB3	1	Proposed	G-100876	-	600x520x1585	-	Grey	Steel	Outdoor	-	-	-	
CAB4	1	Proposed	Diplexer Cabinet	-	1800x750x1600	-	Grey	Steel	Outdoor	-	-	-	
STATUS KEY:													
Installed: Existing and to remain													
Retain: Existing and to be relocated													
Relocate: Existing to be removed from site													
Proposed: New on site													
LOCATION KEY:													
Outdoor: Located outside													
Indoor: Located within an equipment cabin or equipment room													
Internal: located inside a cabinet or item of equipment													
Purpose of Issue													
M005 MBNL H3G 5G UNILATERAL Planning E													
Date: 26/03/2021 Revision / Upgrade Description: Pop Location amended													
Drawn: CDN													
Approved: SD													
Purpose of Issue													
M004 MBNL H3G 5G UNILATERAL Planning													
Date: 15/10/2020 Revision / Upgrade Description: Asinulls changed													
Drawn: CDN													
Approved: SD													
Purpose of Issue													
M003 MBNL H3G 5G UNILATERAL Planning C													
Date: 18/07/2020 Revision / Upgrade Description: Amended													
Drawn: CDN													
Approved: SD													
Purpose of Issue													
M002 MBNL H3G 5G UNILATERAL Planning B													
Date: 23/05/2020 Revision / Upgrade Description: Amended													
Drawn: CDN													
Approved: SD													
Purpose of Issue													
M001 MBNL H3G 5G UNILATERAL Planning A													
Date: 21/03/2020 Revision / Upgrade Description: First Issue - Site nomination dated: TBC													
Drawn: CDN													
Approved: SD													
Purpose of Issue													
Hutchison 3G UK Limited Star House, 20 Grenfell Road Maidenhead, SL6 1EH Tel: 01628 765 000 Fax: 01628 765 001 H3G Base Station Information line: 0645 6043000 Available 8am-8pm Monday to Friday													
Design Consultant & Principal Contractor WHP Telecoms Unit 1 Maple Park, Low Fields Avenue, Leeds LS12 6HH Tel: 01133023550 e-mail: info@whptelecoms.com													
Site Name: WINDMILL HILL STREETWORKS													
Site ID: HGN10042													
Address: WINDMILL HILL, EASTCOTE VILLAGE, NORTHWOOD, LONDON BOROUGH OF HILLINGDON, LONDON, HA4 8PY													
Title: 305 EQUIPMENT SCHEDULE & SUPPORT STRUCTURE DETAILS													
Project: H3G 5G UNILATERAL													
Purpose of Issue: PLANNING													
EE Call ID: MBNL Call ID: 3UK Call ID: Issue													
N/A N/A N/A N/A													
Master Drawing No: HGN10042_M005													
E													

Page 172

El Sub Sta



Boro Const & Ward Bdy

Notes:

 Site boundary

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Site Address:

**Telecommunications
Windmill Hill**

Planning Application Ref:

75613/APP/2021/1383

Scale:

1:200

Planning Committee:

North Page 173

Date:

May 2021

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

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



HILLINGDON
LONDON

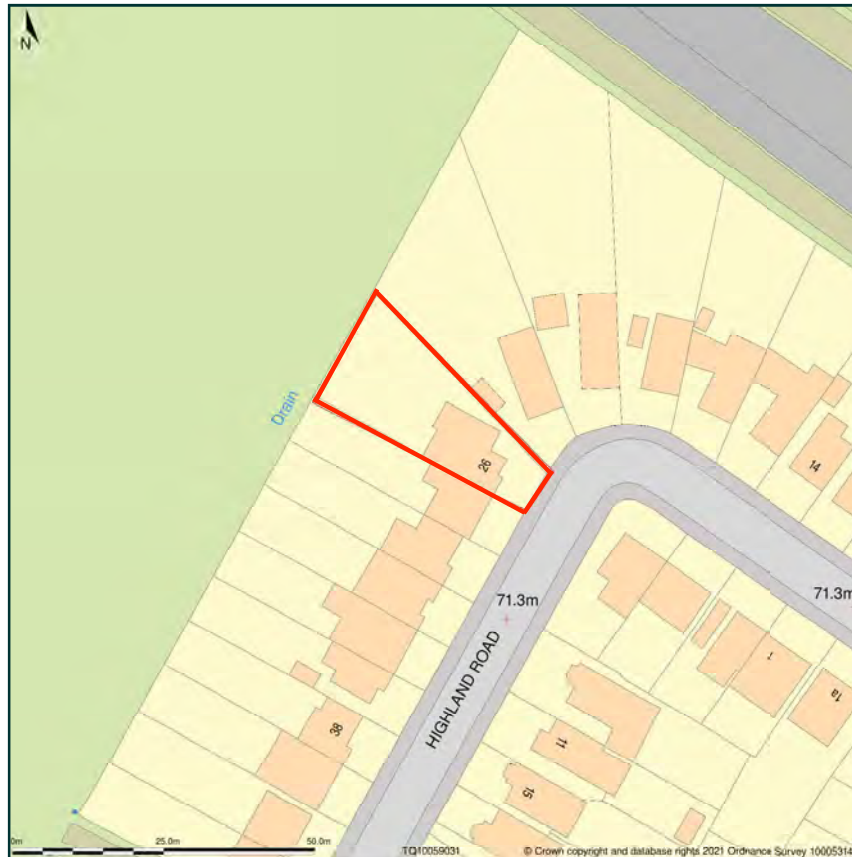
Report of the Head of Planning, Transportation and Regeneration

Address 26 HIGHLAND ROAD NORTHWOOD

Development: Conversion of existing dwelling to 2 x 2-beds unit with associated amenity space and parking

LBH Ref Nos: 49247/APP/2021/1060

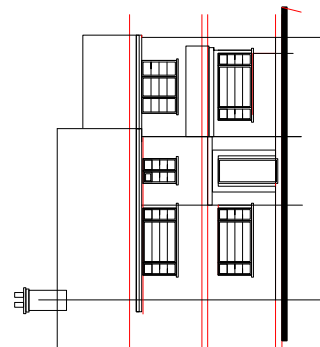
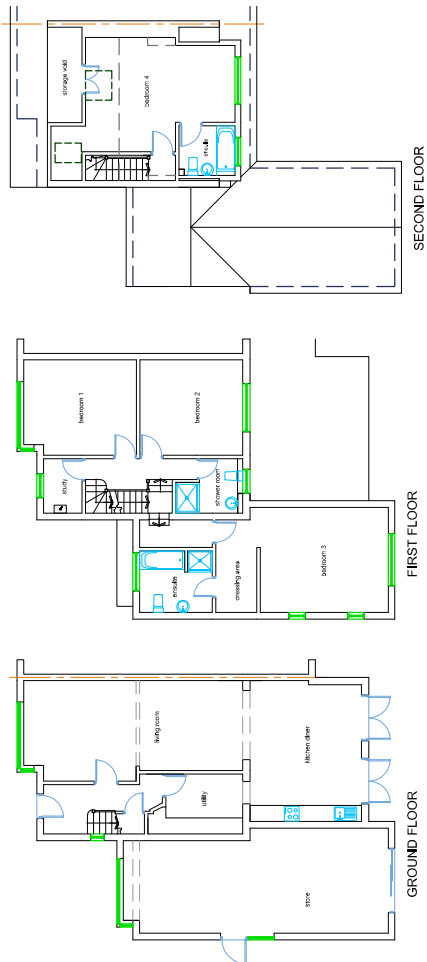
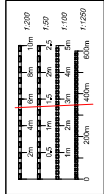
26, Highland Road, Northwood, Hillingdon, HA6 1JT



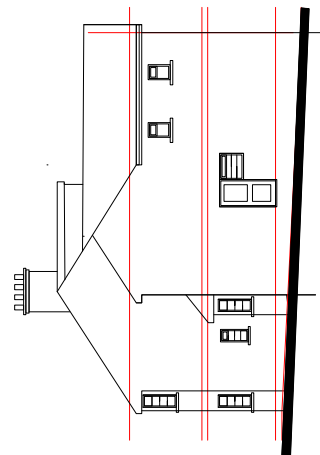
Site Plan shows area bounded by: 509985.75, 190248.04 510127.17, 190389.46 (at a scale of 1:1250), OSGridRef: TQ10059031. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary.

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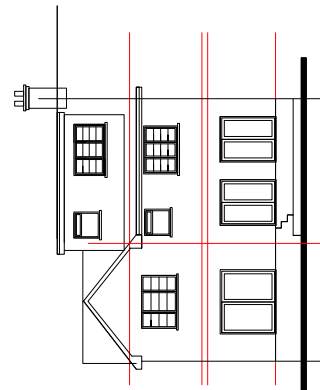
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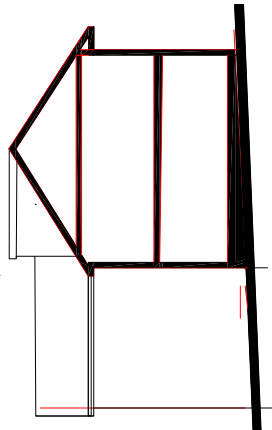
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Note:
All dimensions must be checked on site and not relied
upon for building.

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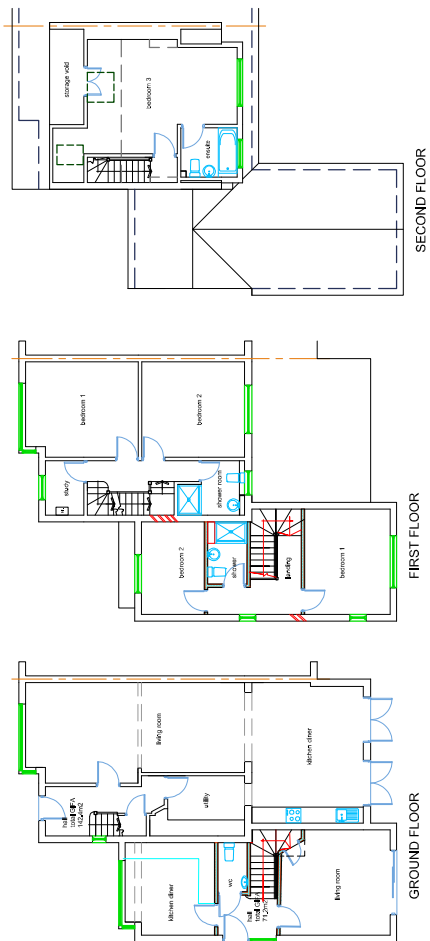
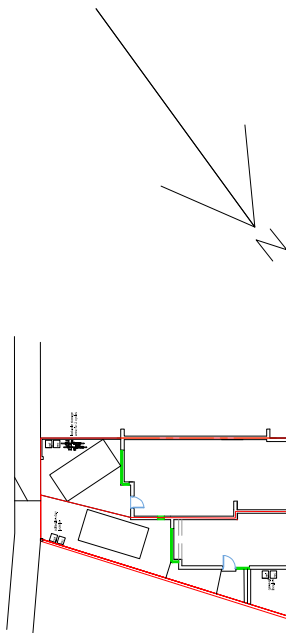
Simon Hanks and Associates
Chartered Surveyors & Architects
12 Ryeale Road
Northwood
Middlesex
Ux8 9JH
Tel: 020 8673 3398
Fax: 020 8673 3888
Email: info@simonhanks.co.uk
Web: www.simonhanks.co.uk

Client:
Mr Nasir Kozalbash

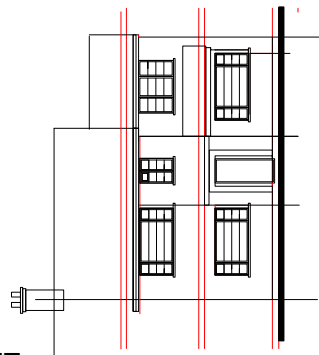
Job Title:
CHANGE OF USE OF SIDE EXTENSION
TO A SELF CONTAINED UNIT
20 Highland Road
Northwood Hills
M20 1JT

Existing The
EXISTING BUILDING

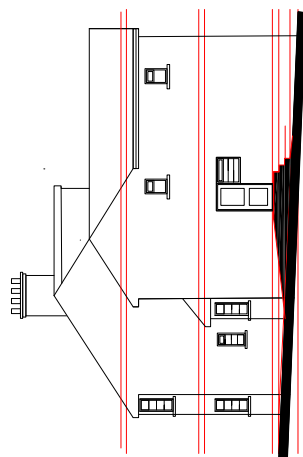
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Date	3/3/21	Drawn By	CEC
Job No	2021040	Rev	01



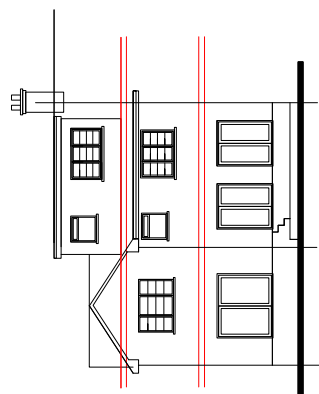
SITE LAYOUT 1.200



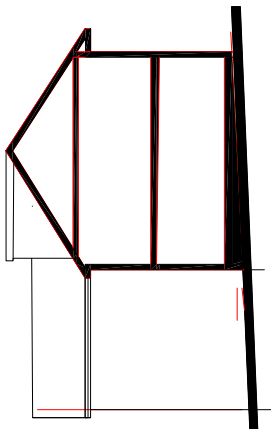
FRONT ELEVATION



SIDE ELEVATION



REAR ELEVATION



SIDE ELEVATION

Notes:
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upon this drawing

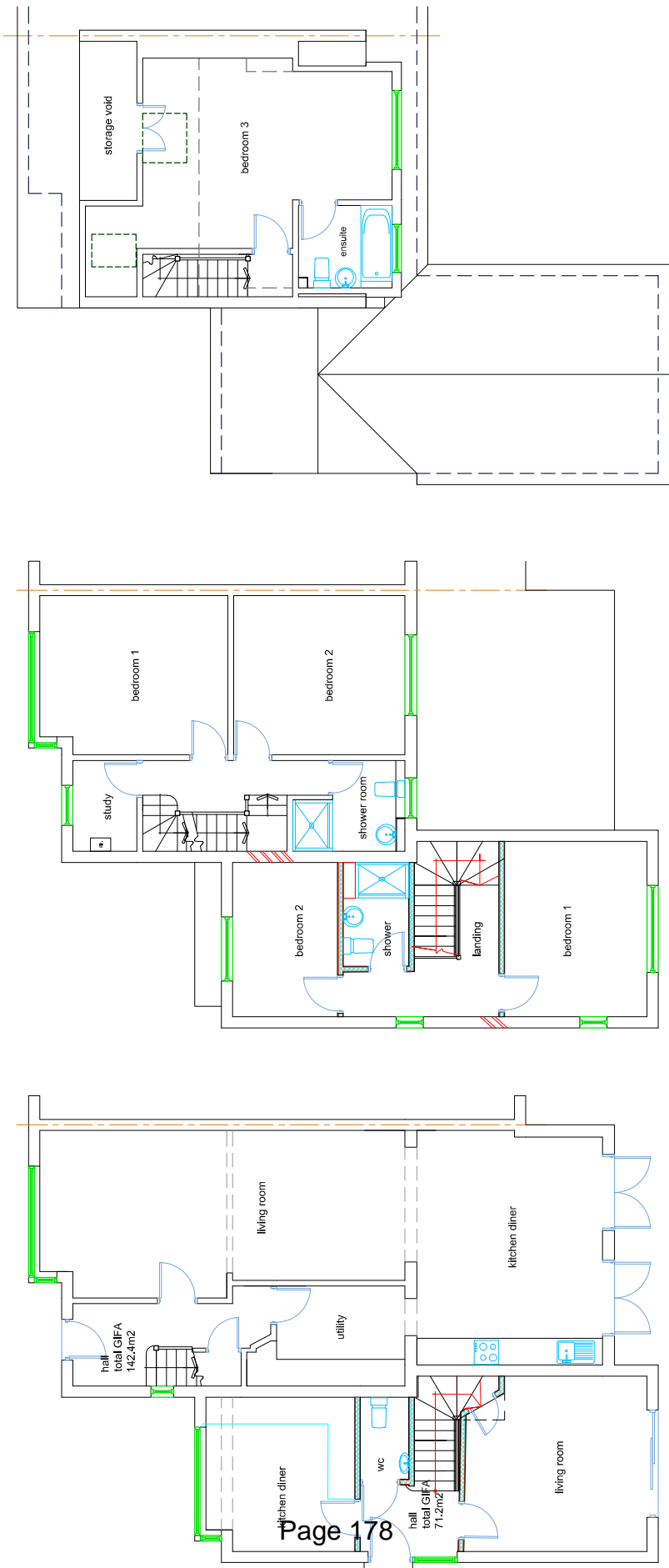
[illegible]

Client
Mr Nasir Kazalbash

Job Title
CHANGE OF USE OF SIDE EXTENSION
TO A SELF CONTAINED UNIT
26 Highland Road
Northwood Hills
HAG 1JT

Drawing Title
PROPOSED SCHEME

Scale 1:100, 1:200	Paper Size A1
Date 8/3/21	Drawn By CEC



FIRST FLOOR

GROUND FLOOR

Notes:
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on this drawing

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A	12/3/21	O/FAS ADDED BETVS NOTED	CEC
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Simon Hands and Associates

Chartered Surveyors & Architects

2 Rutledge Road

Greenford
SoddenJB6 90N
Tel 020 6070 0909
Fax 020 8575 8808

email: enquiries@shandisassociates.co.uk

11

Nasir Kazalbash

Title

RANGE OF USE OF SIDE EXTENSION

A SELF CONTAINED UNIT

Highland Road

Northwood Hills

6.1.17

22

Training Title

PROPOSED PLANS

Model	Paper Size
-------	------------

	A1
50	

to	Grown By
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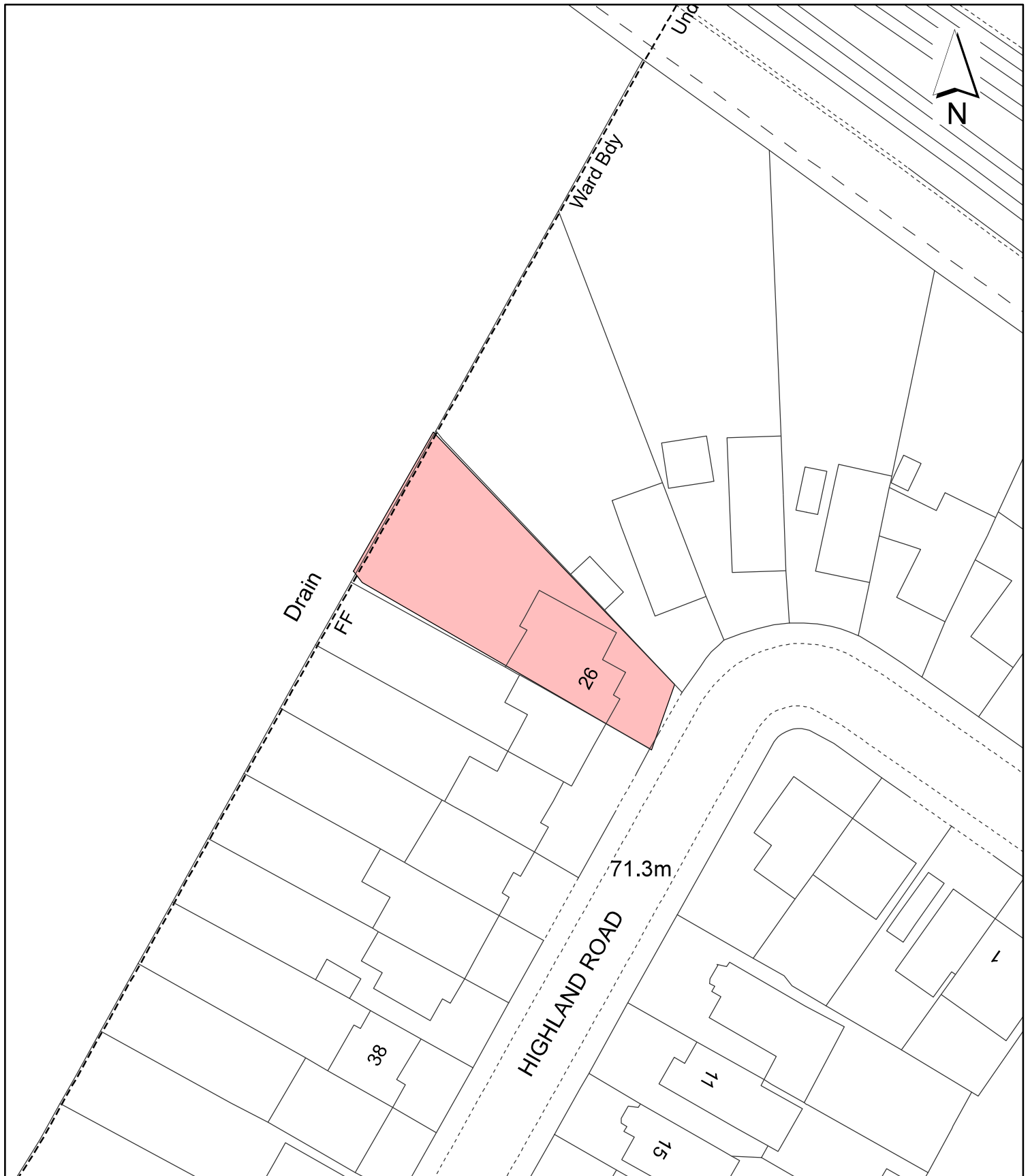
3/21 CEC

[illegible]

Lab No	Exp. It:	Rev
0701010	02	A

021040	03	A
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Page 178



Notes:

 Site boundary

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Site Address:

**26 Highland Road,
Northwood**

Planning Application Ref:

49247/APP/2021/1060

Planning Committee:

North Page 179

Scale:

1:600

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

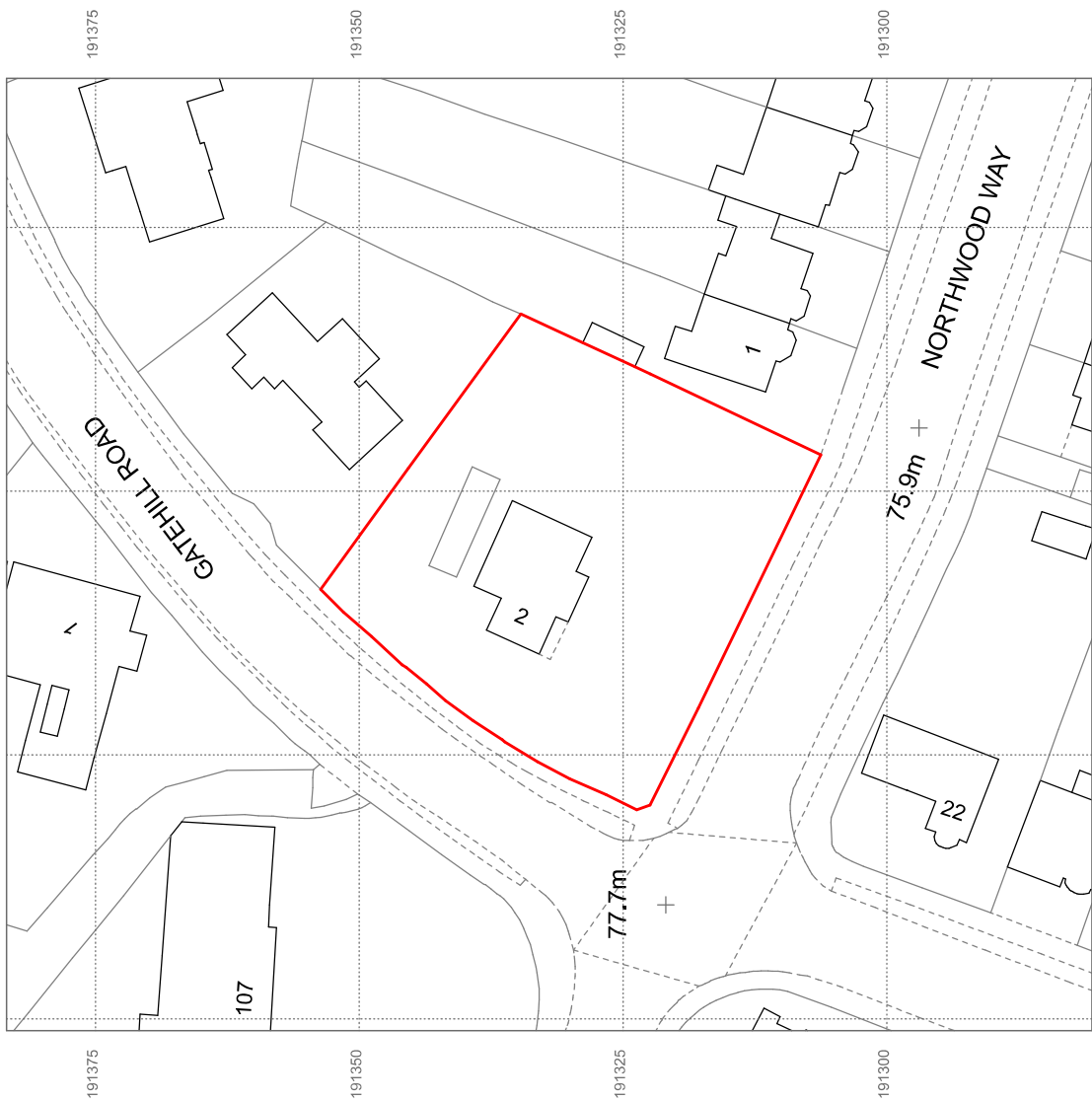
Report of the Head of Planning, Transportation and Regeneration

Address 2 GATEHILL ROAD NORTHWOOD

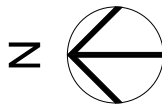
Development: Two storey side extension and two storey rear extension involving demolition of existing garage

LBH Ref Nos: 10808/APP/2020/4164

NOTES
Drawings for planning purposes only
and not for construction.

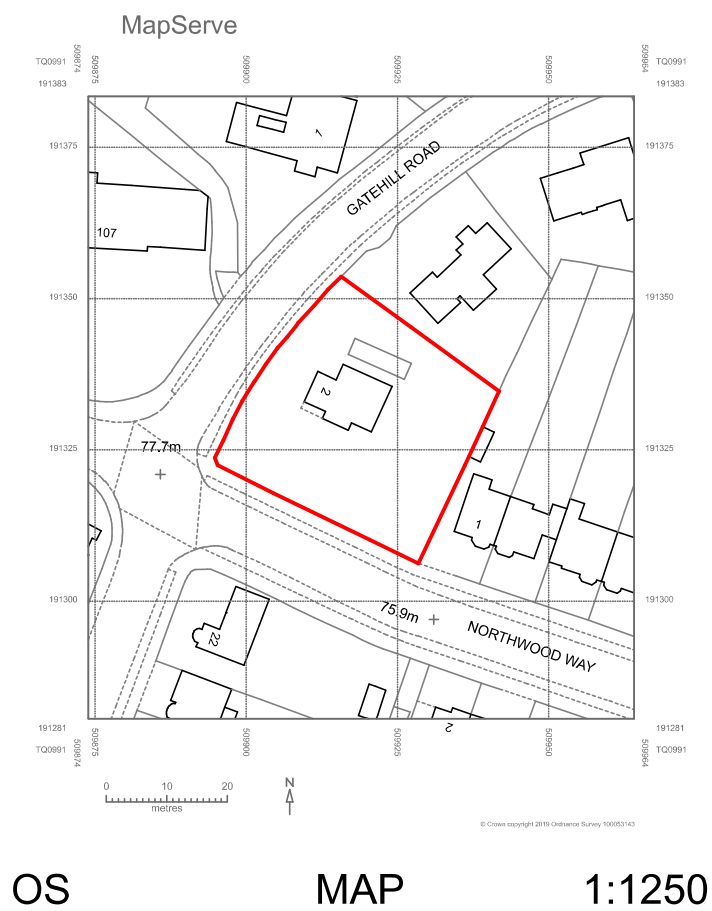


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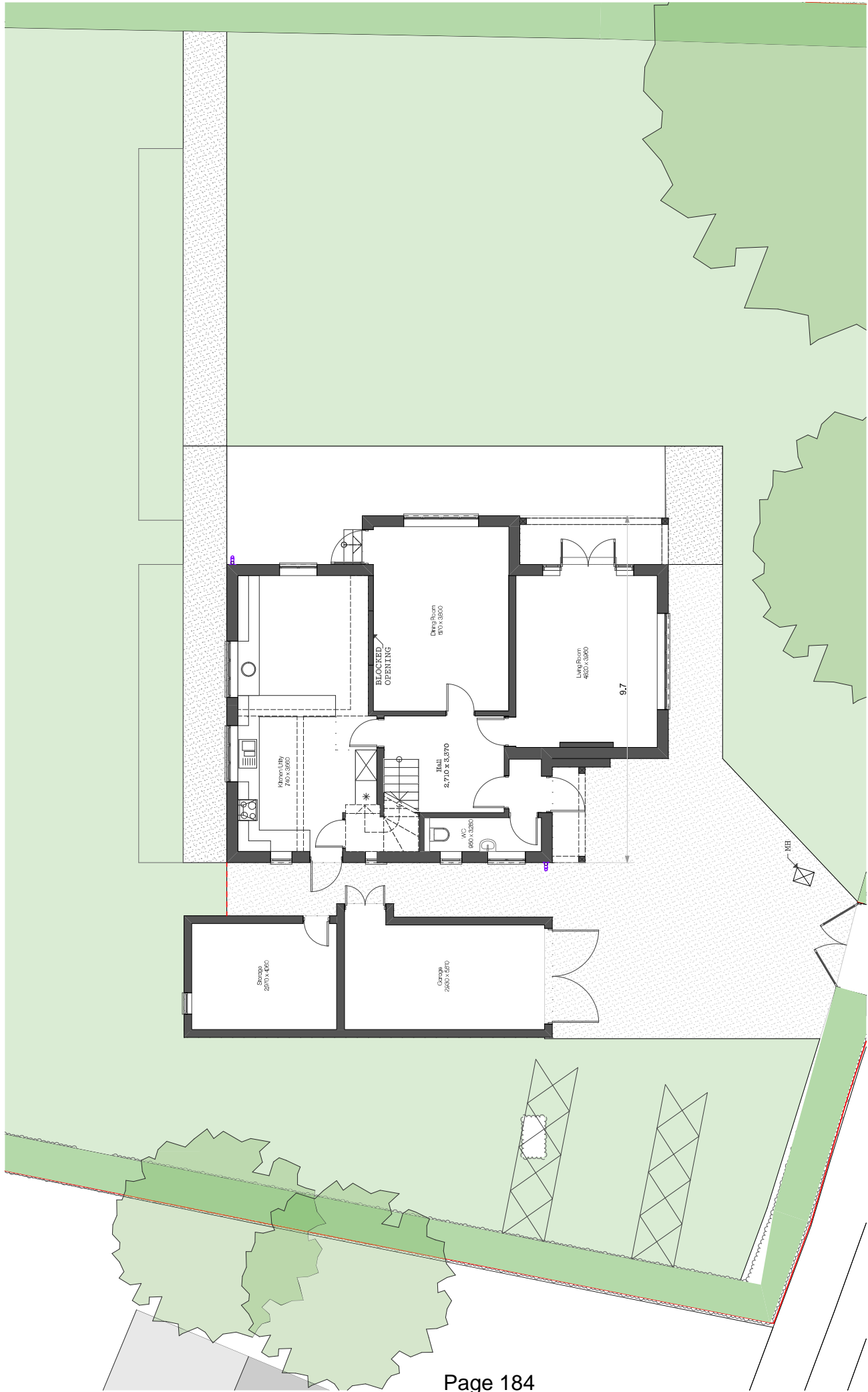


Office 128, 28A Church Road,
Stammore, Middlesex, HA7
4AW, England
studio@yooparchitects.co.uk
020 8954 6291
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Drawing	SITE PLAN
Job	2 Gatehill Road Northwood HA6 3QD
Job No.	2019/102
Date	18/06/2020
Drn	A.S.
Chk	G.E.
Scale	18/06/2020
Drawing No.	102/EX/002
Revision	



Drawing	LOCATION PLAN			
Job	2 Gatehill Road Northwood HA6 3QD			
Job No.	Date	Drm	Chk	
2019/102	18/06/2020	A.S.	G.E.	
Scale	Drawing No.	Revision		
	102/EX/001			



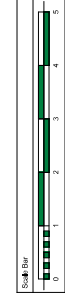
1:50

GROUND

EXISTING

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ARCHITECTS
Office: 125, 280 Church Road, Stratford,
Middlesex, HA2 4JW, England
020 8954 6291
info@yooparchitects.co.uk



Scale: 1:50 @ A1
1:100 @ A3

Purpose of Issue
Preliminary

Date of Issue
Thursday, 18 June 2020

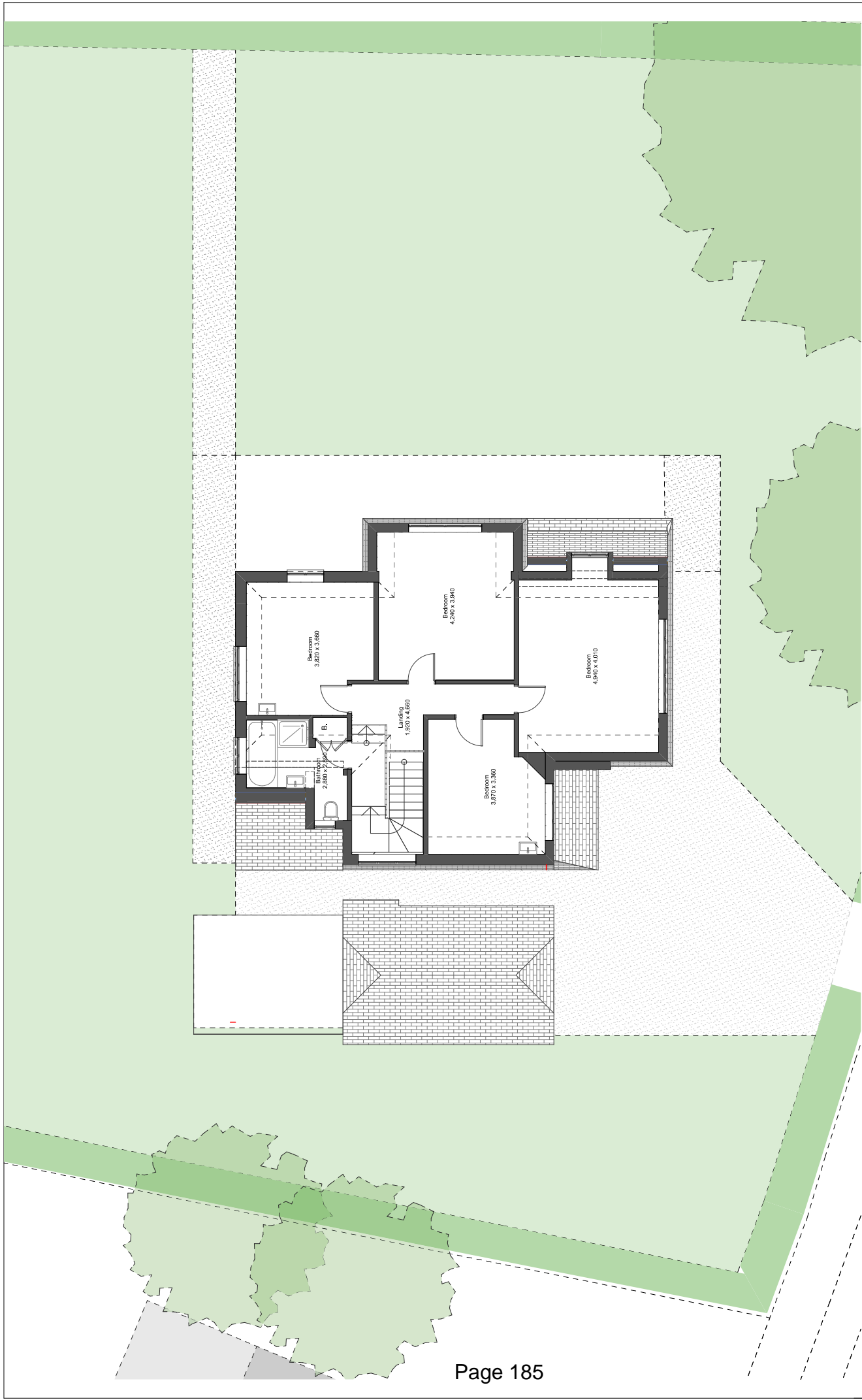
Project
Extension & Conversion
2 Galehill Road Northwood HA6 3QD

Project No.
2019/102

Issue Title
EXISTING GROUND FLOOR

Drawing Number
102/EX/100

Revision



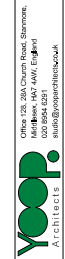
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EXISTING

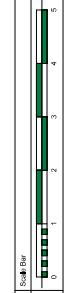
FIRST



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Notes
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Scale
1:50 @ A1
1:100 @ A3

Purpose of Issue
Preliminary

Date of Issue
Thursday, 18 June 2020

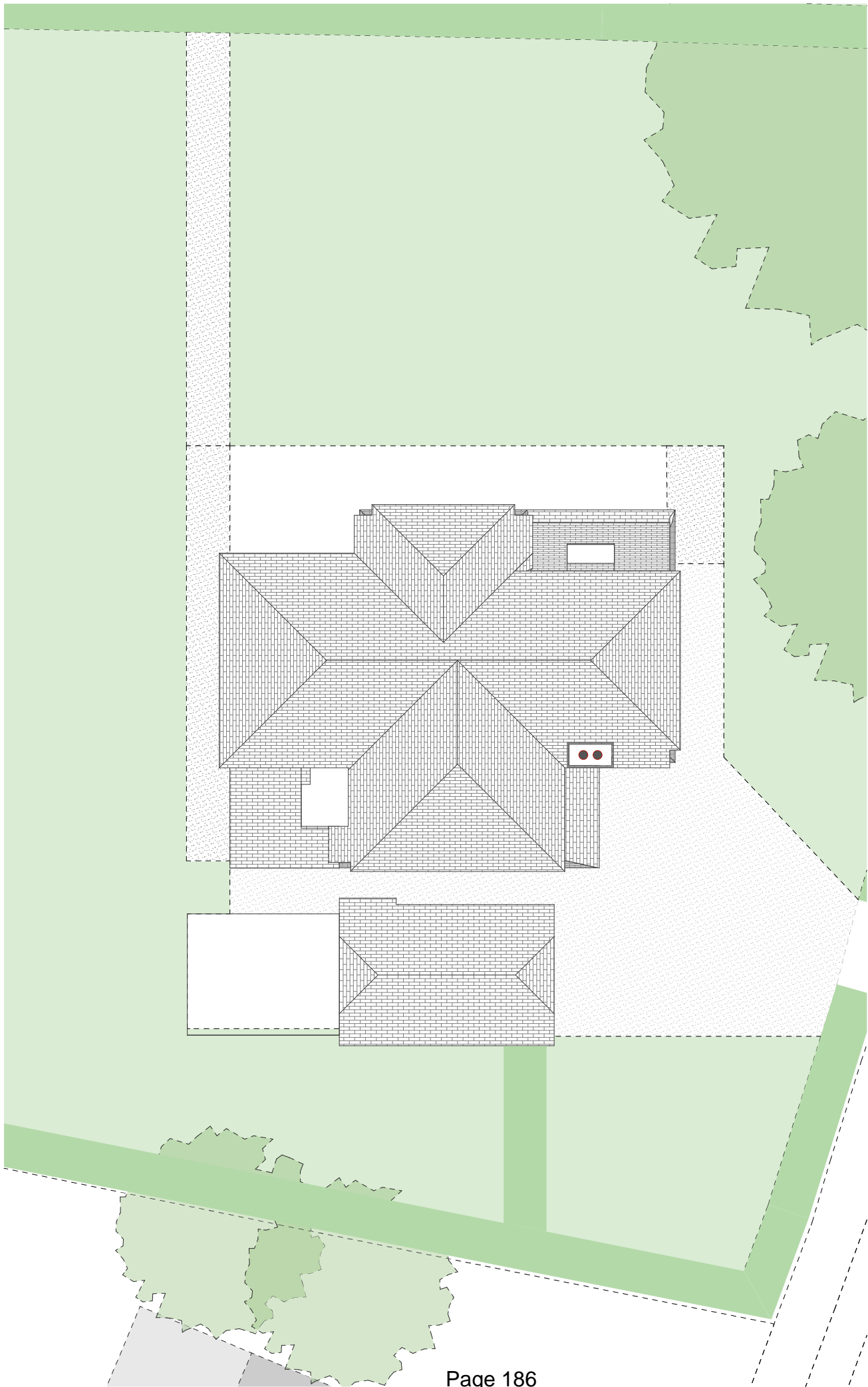
Project
Extension & Conversion
2 Galehill Road Northwood H&E 3CD

Project No.
2019/102

Issue Title
EXISTING FIRST FLOOR

Drawing Number
102/EX/101

Revision



1:50

ROOF

EXISTING

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Middlesex, HA2 4JW, England
020 8954 6291
info@yooparchitects.co.uk

Scale Bar
0 1 2 3 4 5
The above is a scale of 1:50 (feet)
Drawing is for information only

Scale
1:50 @ A1
1:100 @ A3

Purpose of Issue
Preliminary

Date of Issue
Thursday, 18 June 2020

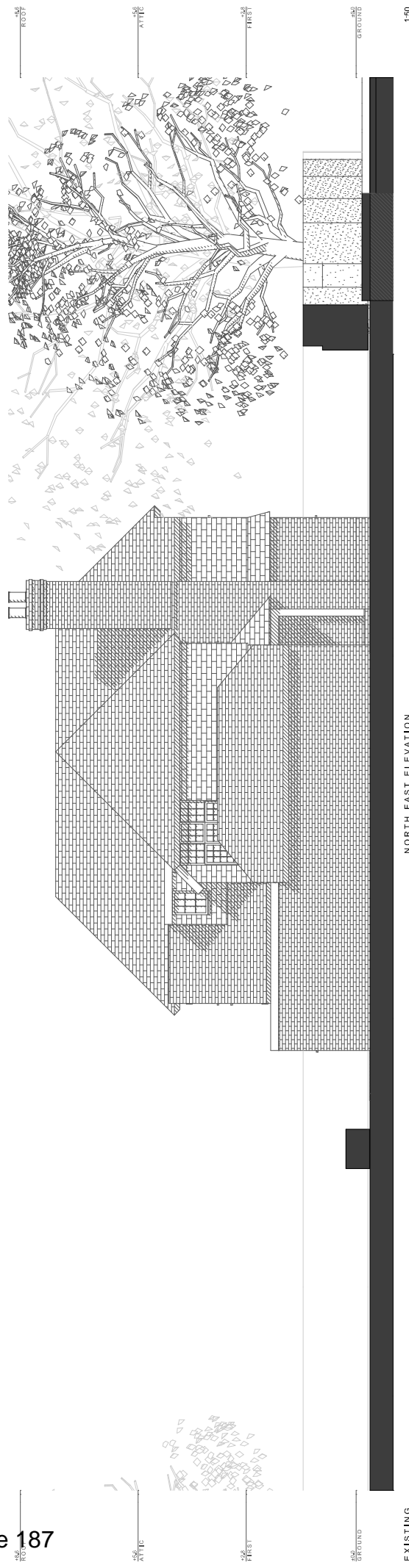
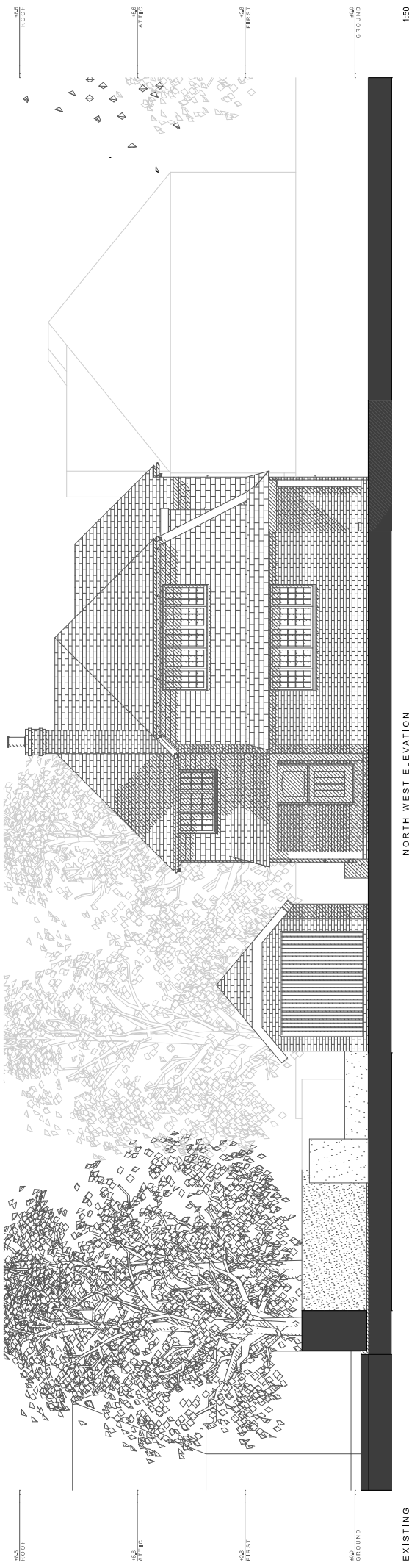
Project
Extension & Conversion
2 Galehill Road Northwood HA6 3QD

Project No.
2019/102

Issue Title
EXISTING ROOF PLAN

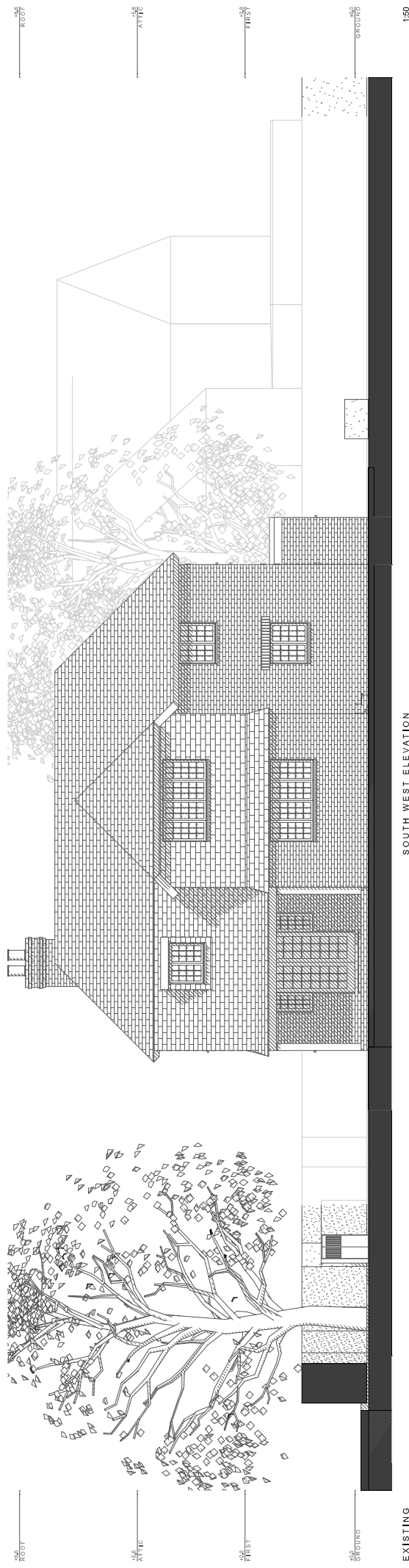
Drawing Number
102/EX/103

Revision

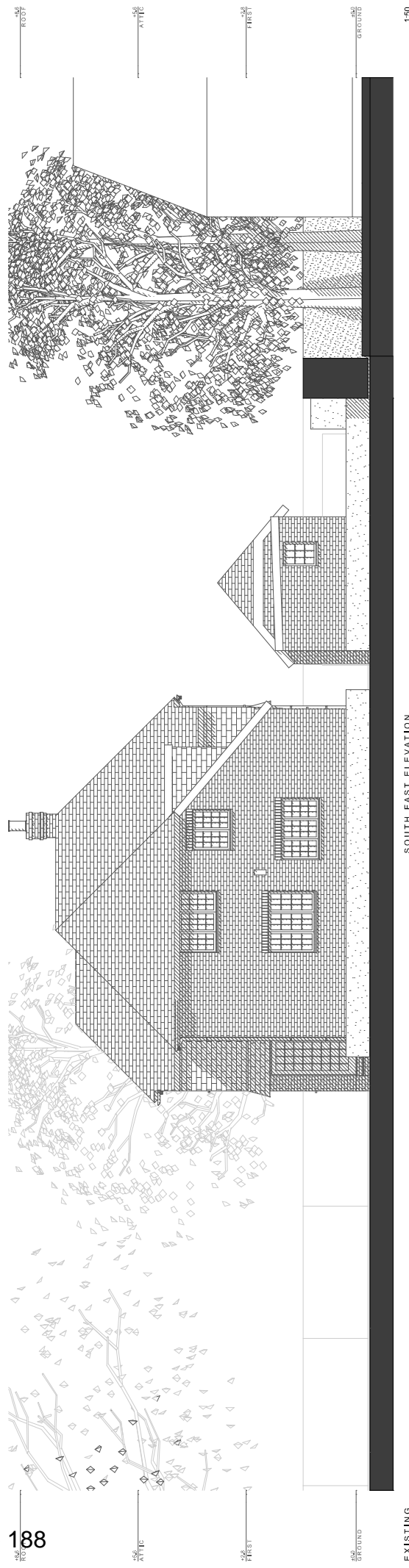


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<p>YOOP ARCHITECTS</p>	<p>Office: 125, 200 Church Road, Stratford, Middlesex, HA2 4JW, England 020 8954 6291 info@yooparchitects.co.uk</p>	<p>Scale Bar 0 1 2 3 4 5</p>	<p>Scale 1:50 @ A1 1:100 @ A3</p>	<p>Purpose of Issue Preliminary</p>	<p>Date of Issue Thursday, 18 June 2020</p>	<p>Project Extension & Conversion 2 Galsell Road, Northwood, HA6 3QD</p>	<p>Project No. 2019/102</p>	<p>Issue Title EXISTING NORTH ELEVATIONS</p>	<p>Drawing Number 102/EX/120</p>	<p>Revision</p>
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SOUTH WEST ELEVATION
EXISTING
150
155



SOUTH EAST ELEVATION
EXISTING
150
155

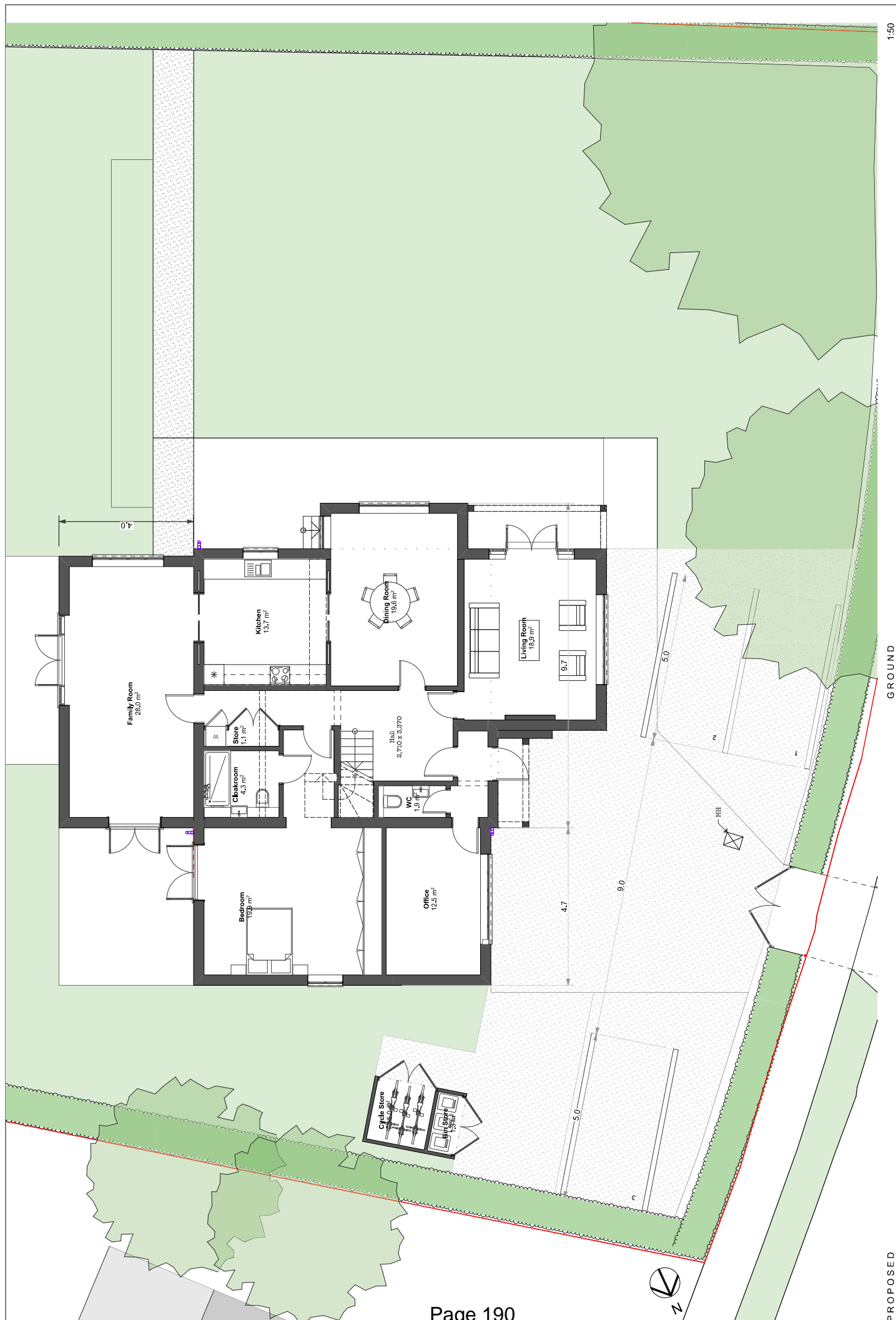
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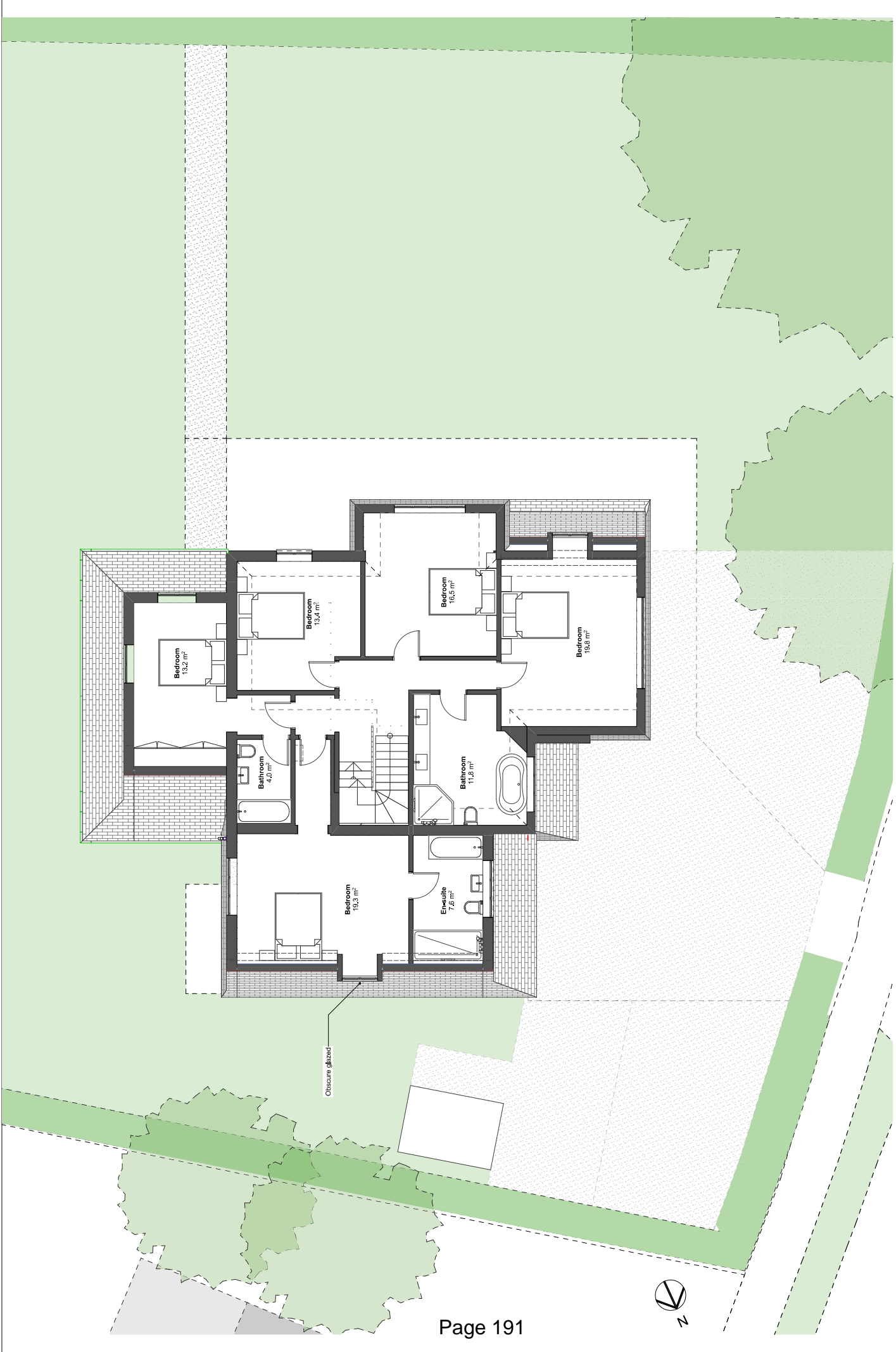
YOOP ARCHITECTS	Office: 128, 280 Church Road, Stratford, Middlesex, HA2 4JW, England 020 8954 6291 info@yooparchitects.co.uk	Scale Bar 0 1 2 3 4 5	Scale 1:50 @ A1 1:100 @ A3	Purpose of Issue Preliminary	Date of Issue Thursday, 18 June 2020	Project Extension & Conversion 2 Galshill Road Northwood HA6 3QD	Project No. 2019/102	Issue Title EXISTING SOUTH ELEVATIONS	Drawing Number 102/EX/121	Revision
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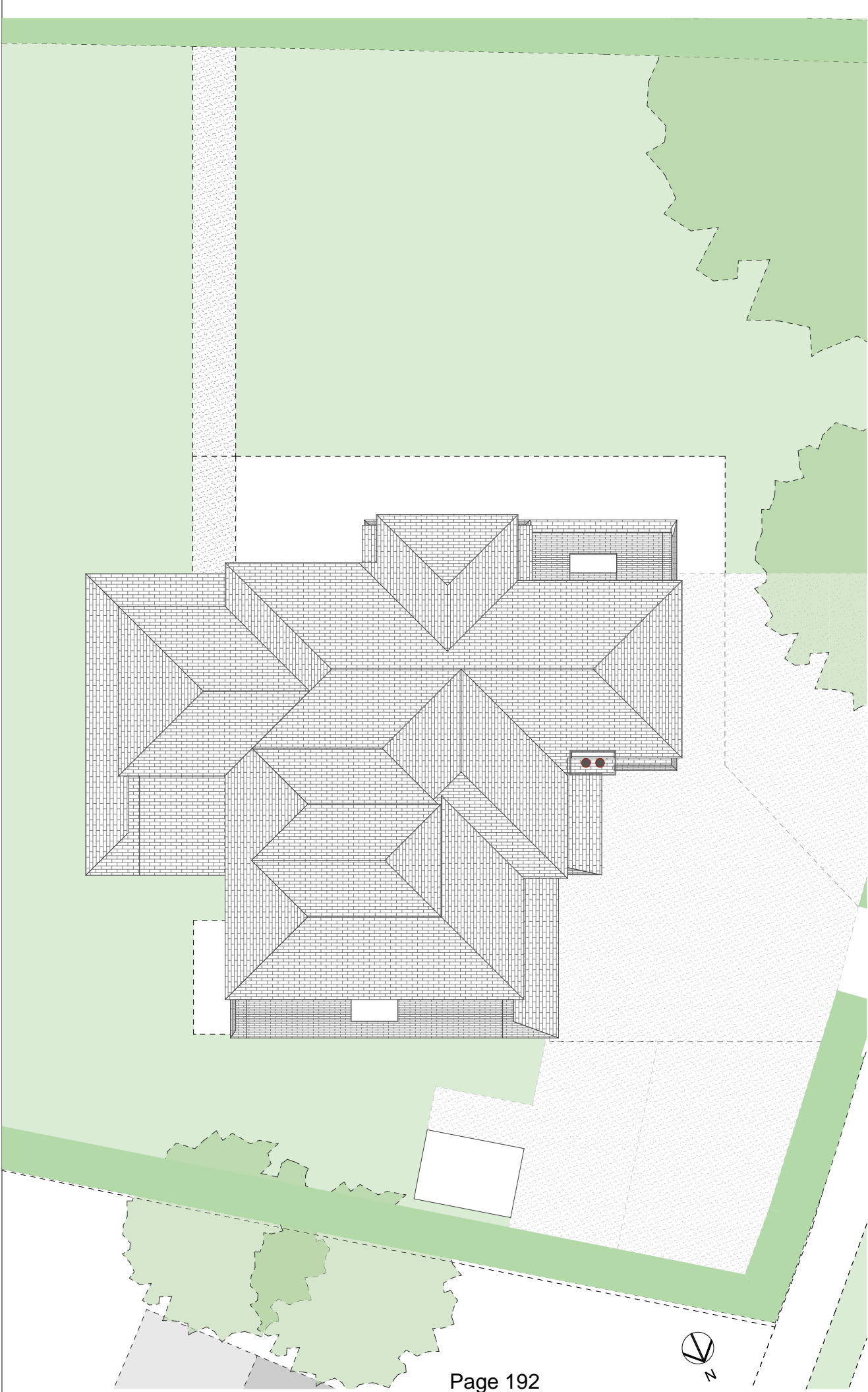


NORTHWOOD WAY

GATEHILL ROAD







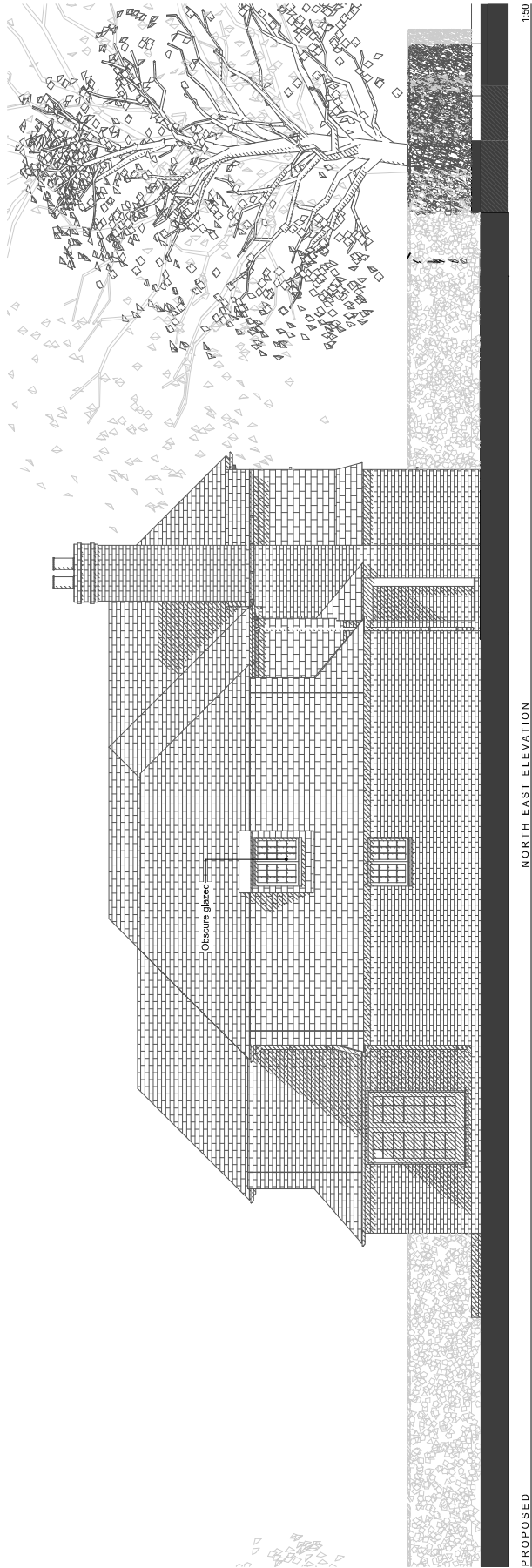
1:50

ROOF

PROPOSED



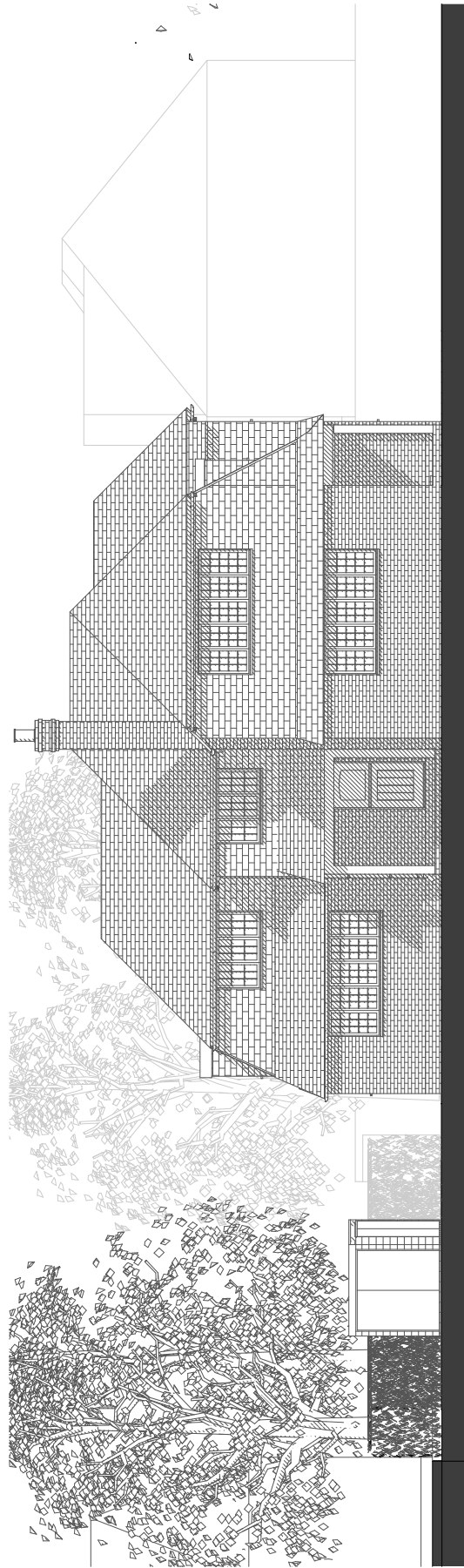
 <p>Office: 125, 280 Church Road, Birmingham, Midlands, B47 4JW, England 000 8864 8877 info@yoop.co.uk</p>	<p>Notes</p> <p>The above is a copy of the proposed plan, showing the proposed plan, not a final plan.</p>	<p>Scale</p> <p>1:50 @ A1 1:100 @ A3</p> 	<p>Purpose of Issue</p> <p>Preliminary</p>	<p>Date of Issue</p> <p>Friday, 27 November 2020</p>	<p>Project</p> <p>Extension & Conversion 2 Gallell Road, Northwood, HA6 3QD</p>	<p>Project No.</p> <p>2019/102</p>	<p>Issue Title</p> <p>PROPOSED ROOF PLAN</p>	<p>Revision Number</p> <p>102/PRI/203</p> <p>Revision</p> <p>C</p>
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NORTH EAST ELEVATION

PROPOSED

1:50



NORTH WEST ELEVATION

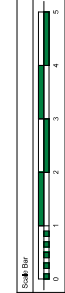
PROPOSED

1:50

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Notes
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Scale
1:50 @ A1
1:100 @ A3

Purpose of Issue
Preliminary

Date of Issue
Friday, 27 November 2020

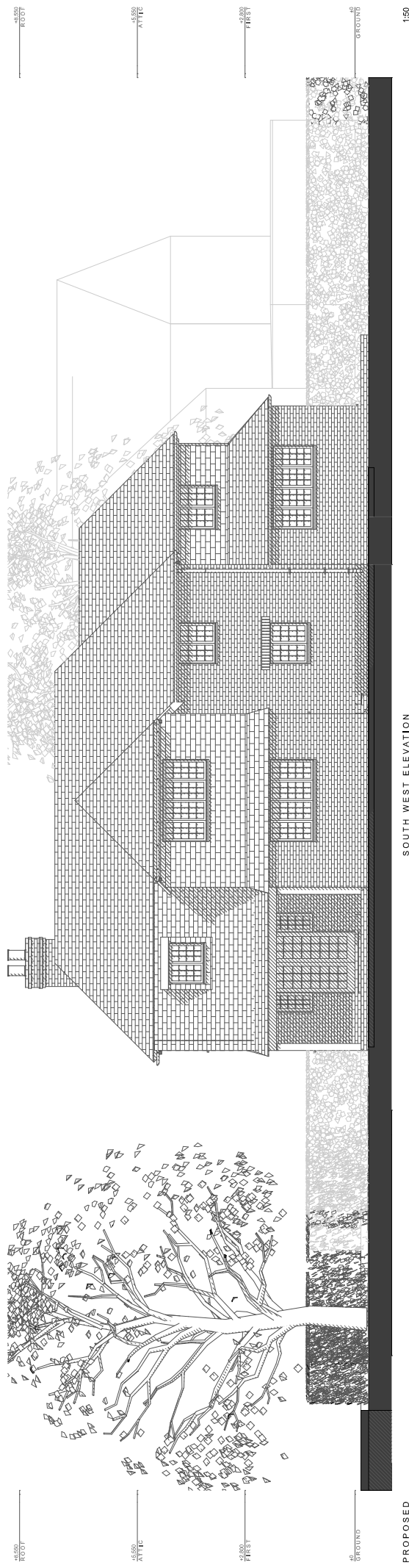
Project
Extension & Conversion
2 Gaskell Road Northwood JAG 3CD

Project No.
2019/102

Issue Title
PROPOSED NORTH ELEVATIONS

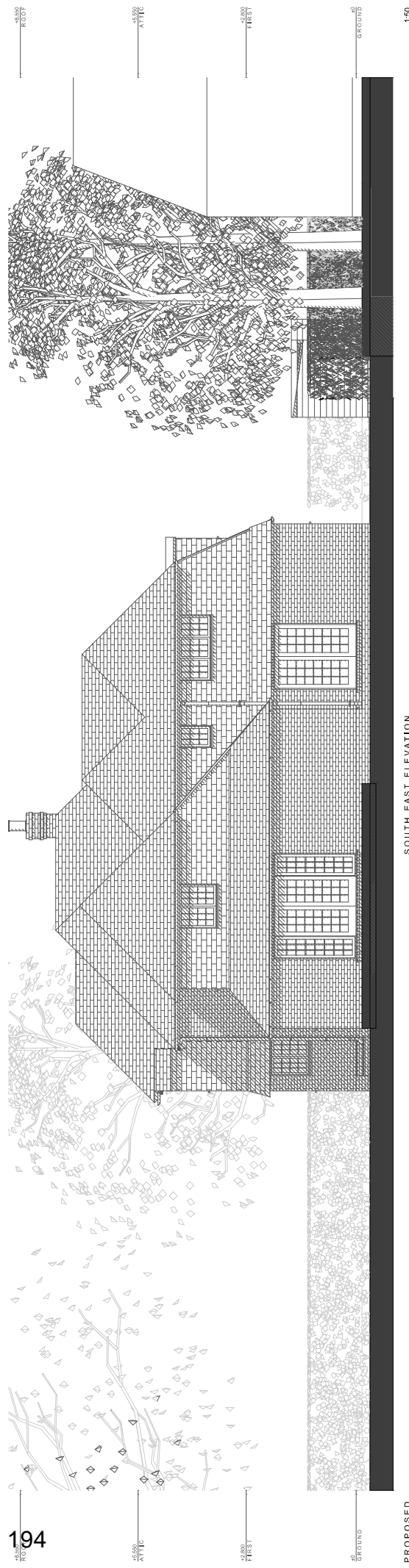
Drawing Number
102/PL/221

Revision
C



SOUTH WEST ELEVATION

PROPOSED



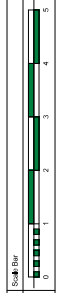
SOUTH EAST ELEVATION

PROPOSED

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YOUTH
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Scale: 1:50 @ A1
1:100 @ A3

Purpose of Issue
Preliminary

Date of Issue
Friday, 27 November 2020

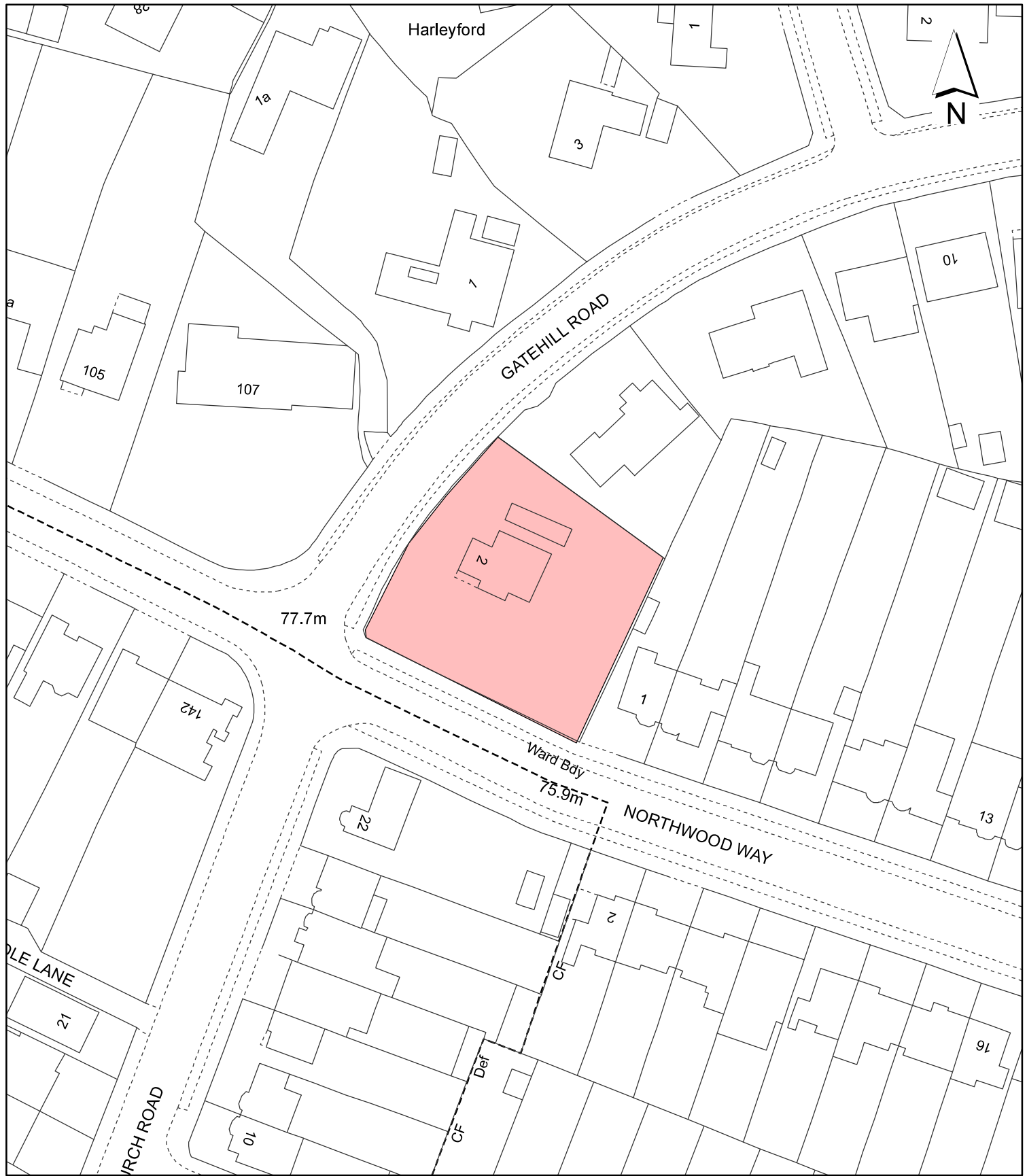
Project
Extension & Conversion
2 Galshill Road Northwood HA6 3JD

Project No.
2019/102

Issue Title
PROPOSED SOUTH ELEVATIONS

Revision	Drawing Number
C	102/PL/220

Existing
New



Notes:

 Site boundary

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Site Address:

**2 Gatehill Road,
Northwood**

Planning Application Ref:

10808/APP/2020/4164

Planning Committee:

North Page 195

Scale:

1:800

Date:

May 2021

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

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address 173-175 FIELD END ROAD EASTCOTE PINNER

Development: Conversion of existing second floor flat into 2 x 3-bed flats, involving conversion of roofspace to habitable use to include 2 x rear dormers, and addition of first floor over existing single storey element to create an additional 2-bed self-contained flat, with associated amenity space

LBH Ref Nos: 1919/APP/2020/4231



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Site Location Plan 1:1250@A3

Page 197



Site Boundary



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Block Plan 1:500@A3

REV A - Planning Application Submission - December 2020

BLOCK³ ARCHITECTS		TITLE: F.E.R. 173 - 175 Field End Road, Pinner Site Location and Block Plans - Existing	
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1298 841111 E info@b3a.co.uk W www.b3a.co.uk	DRG. NO: L (90) 000	SCALE: 1:1250 & 1:500@A3	REV: A
	DATE: December 2020		



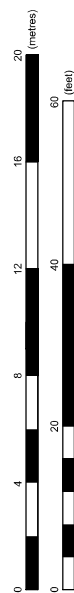
GROUND FLOOR



FIRST FLOOR

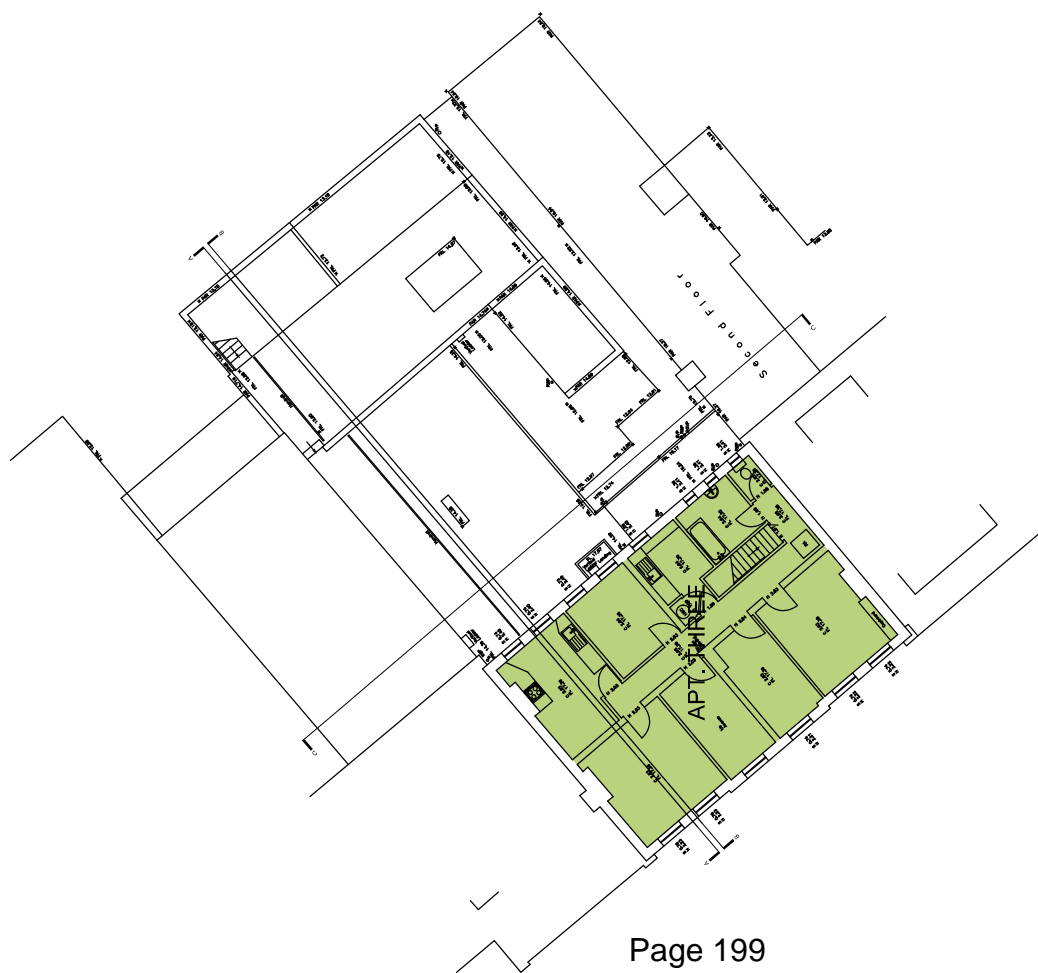
EXISTING GROSS INTERNAL AREAS:

- APT. ONE - One Bed Apartment 54.0 sq.m (581.0 sq.ft)
- APT TWO - One Bed Apartment 37.5 sq.m (403.5 sq.ft)

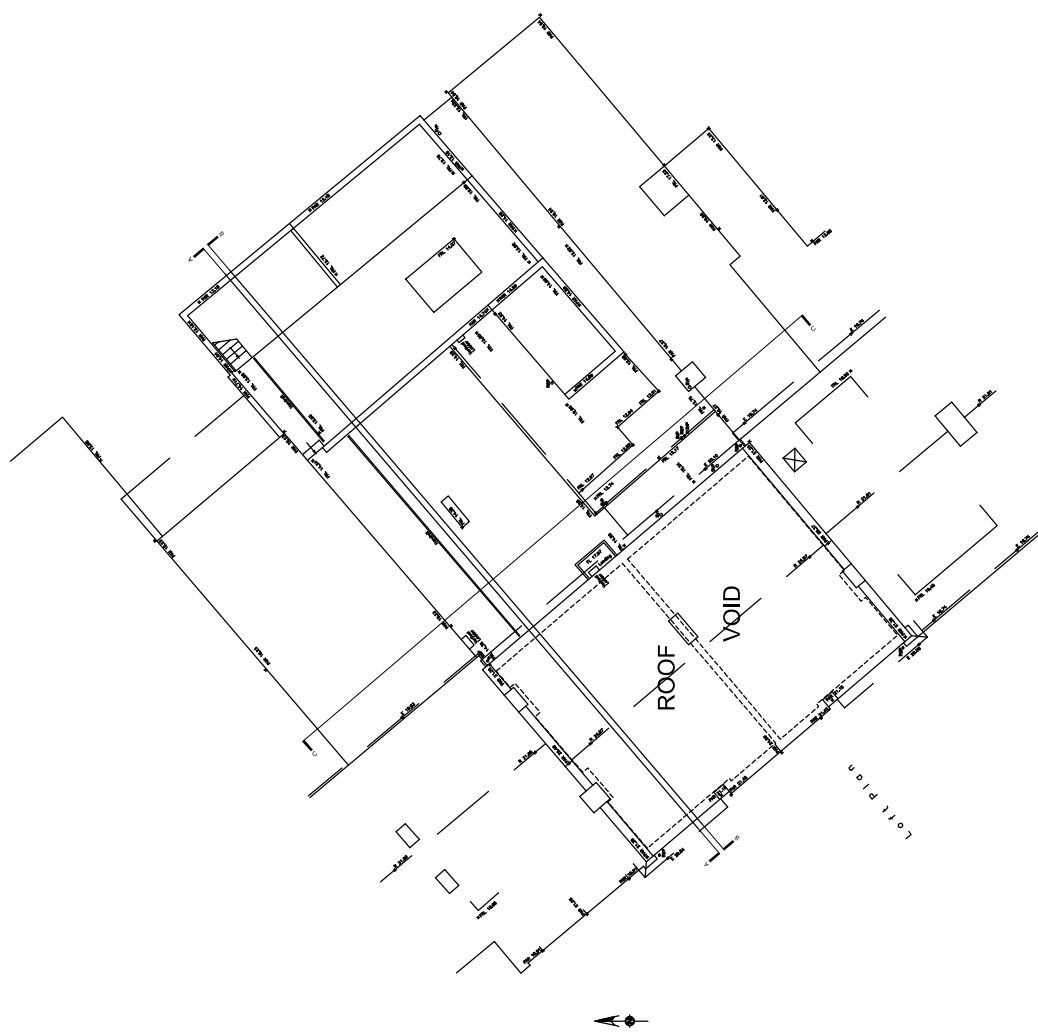


REV ~ - Planning Application Submission - December 2020

BLOCK³ ARCHITECTS HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk	TITLE: F.E.R. 173-175 Field End Road, Pinner Ground & First Floor Plans - Existing DRG. NO: L (10) 001 DATE: December 2020
SCALE: 1:200@A3 / 1:100@A1 REV: ~	



SECOND FLOOR

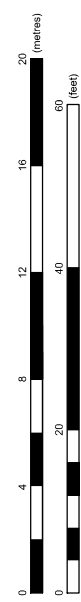


ROOF VOID

EXISTING GROSS INTERNAL AREAS:

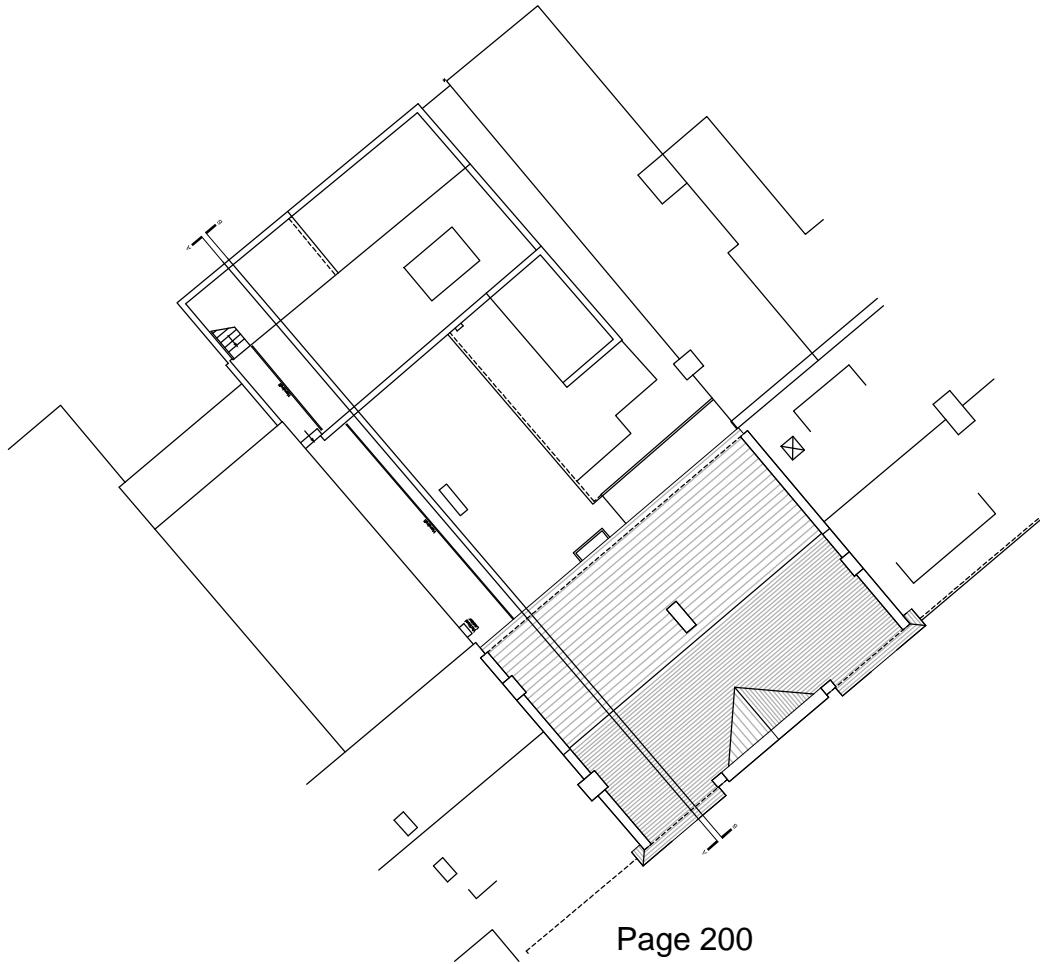
APT THREE - 3/4 Bed Apartment 107.0 sq.m (1151.0 sq.ft)

Assumed Loft Chambers - Area Yet to be Fully Surveyed

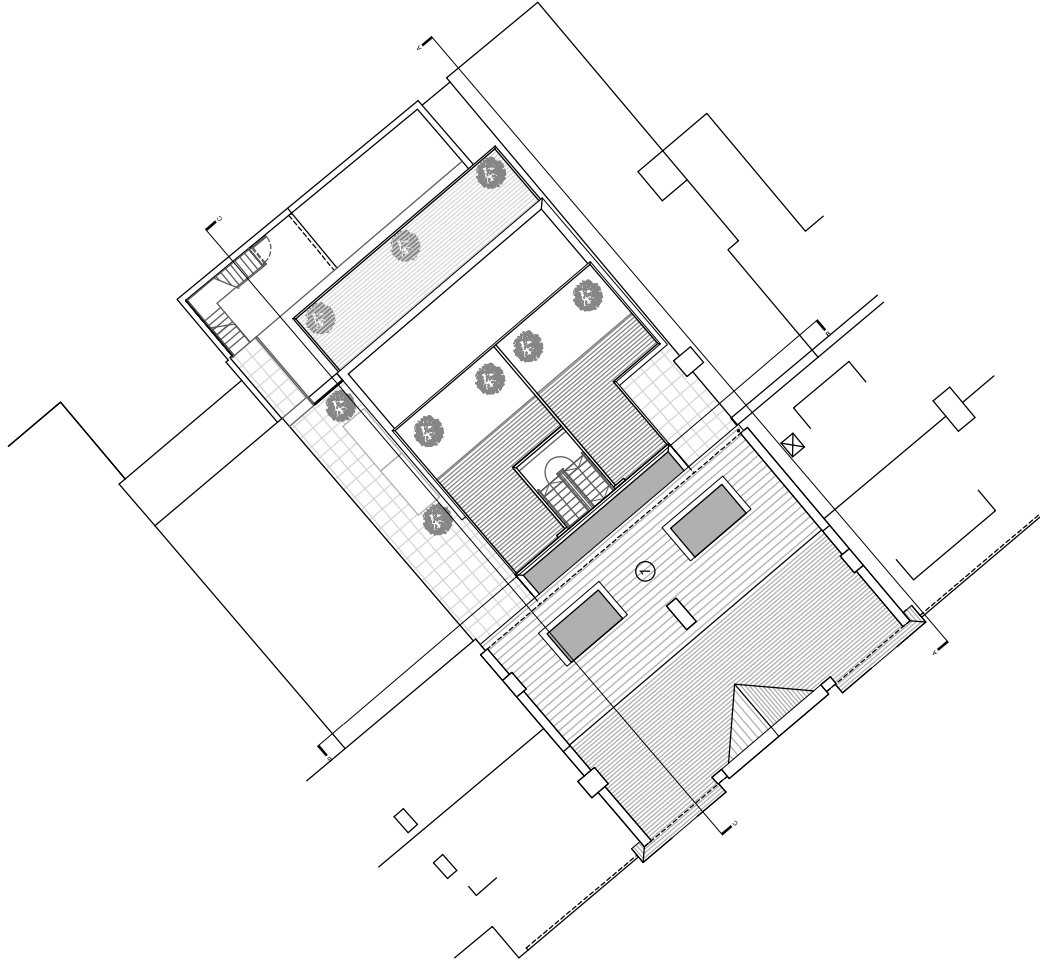


REV ~ - Planning Application Submission - December 2020

BLOCK³ ARCHITECTS		TITLE: F.E.R. 173-175 Field End Road, Pinner Second Floor & Roof Void Plans - Existing	
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk	DRG. NO: L(10) 002	SCALE: 1:200@A3 / 1:100@A1	REV: ~
		DATE: December 2020	



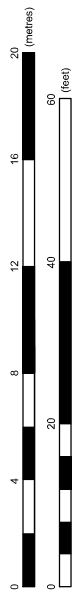
ROOF - EXISTING



ROOF - PROPOSED

KEY:

- ① New Flat Top Dormer Windows with Painted S.W. Windows / Joinery and Tile Hung Side Cheeks to Match Existing Adjacent (Local Detail)

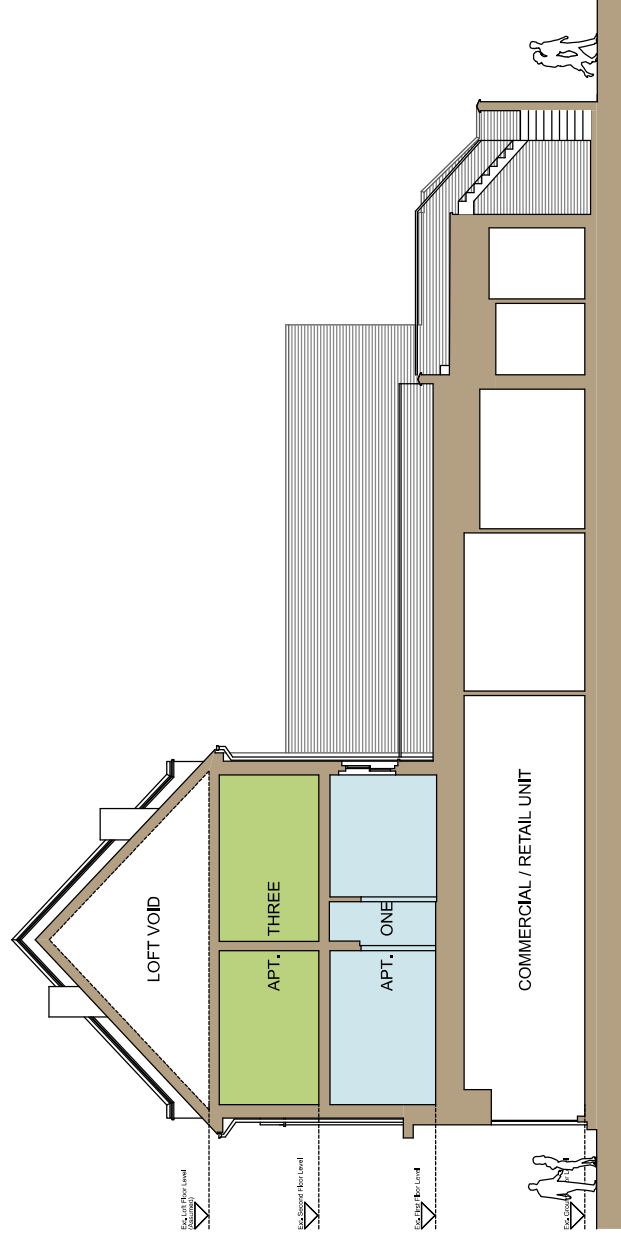


REV A - Planning Application Submission - March 2021

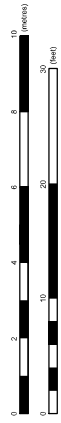
BLOCK³ ARCHITECTS	TITLE: F.E.R. 173-175 Field End Road, Pinner Roof Plans - Existing and Proposed
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk	DRG. NO: L(-) 003
	SCALE: 1:200 @ A3 / 1:100 @ A1
	DATE: March 2021
	REV: A



NORTH EAST ELEVATION



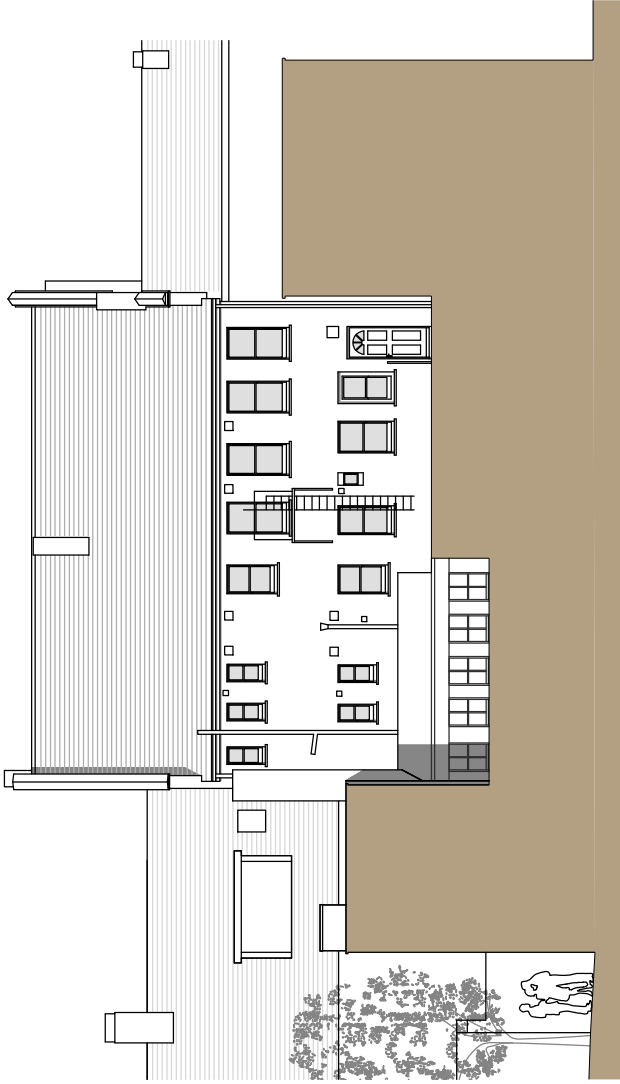
SOUTH EAST SECTIONAL ELEVATION A-A



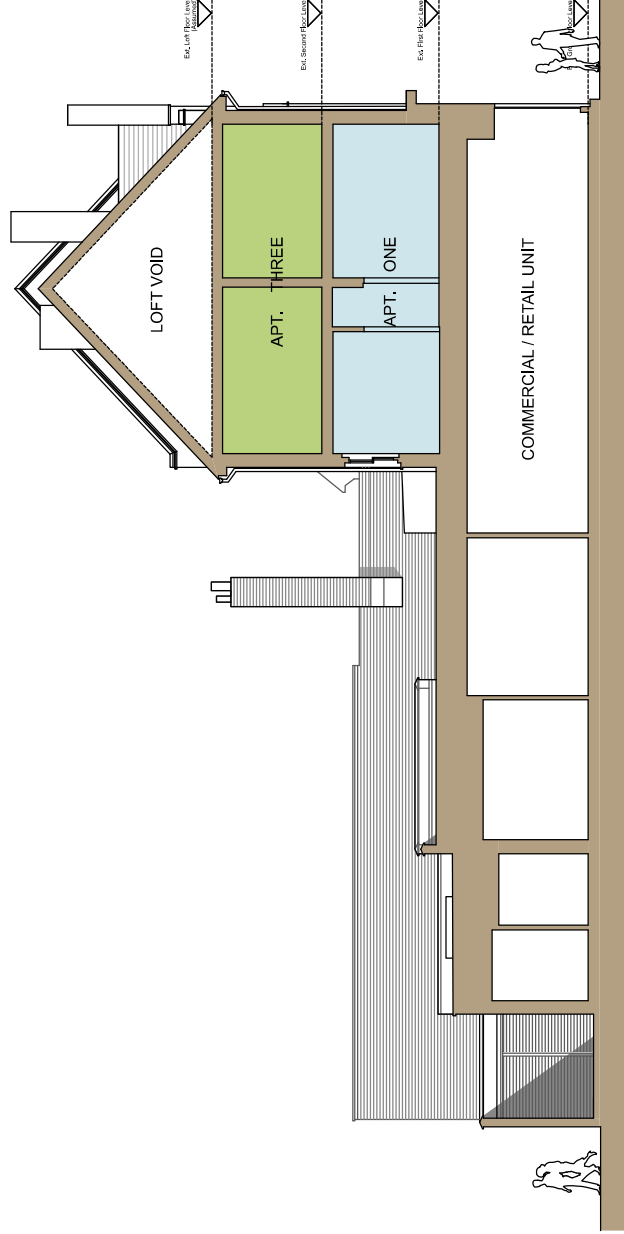
Assumed Loft Area - Area Yet to be Fully Surveyed

REV: ~ - Planning Application Submission - December 2020

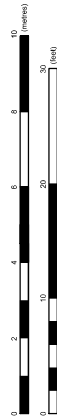
BLOCK³ ARCHITECTS HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk	TITLE: F.E.R. 173-175 Field End Road, Pinner Elevations and Sections - Existing DRG. NO: L (10) 004 DATE: December 2020 SCALE: 1:100 @ A2 REV: ~
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NORTH EAST SECTIONAL ELEVATION C-C



NORTH WEST SECTIONAL ELEVATION B-B



Assumed Loft Area - Area Yet to be Fully Surveyed



REV ~ - Planning Application Submission - December 2020

BLOCK³ ARCHITECTS HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk	TITLE: F.E.R. 173-175 Field End Road, Pinner Elevations and Sections - Existing	
	DRG. NO: L (10) 005	SCALE: 1:100 @ A2
	DATE: December 2020	REV: ~



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Block Plan 1:500@A3

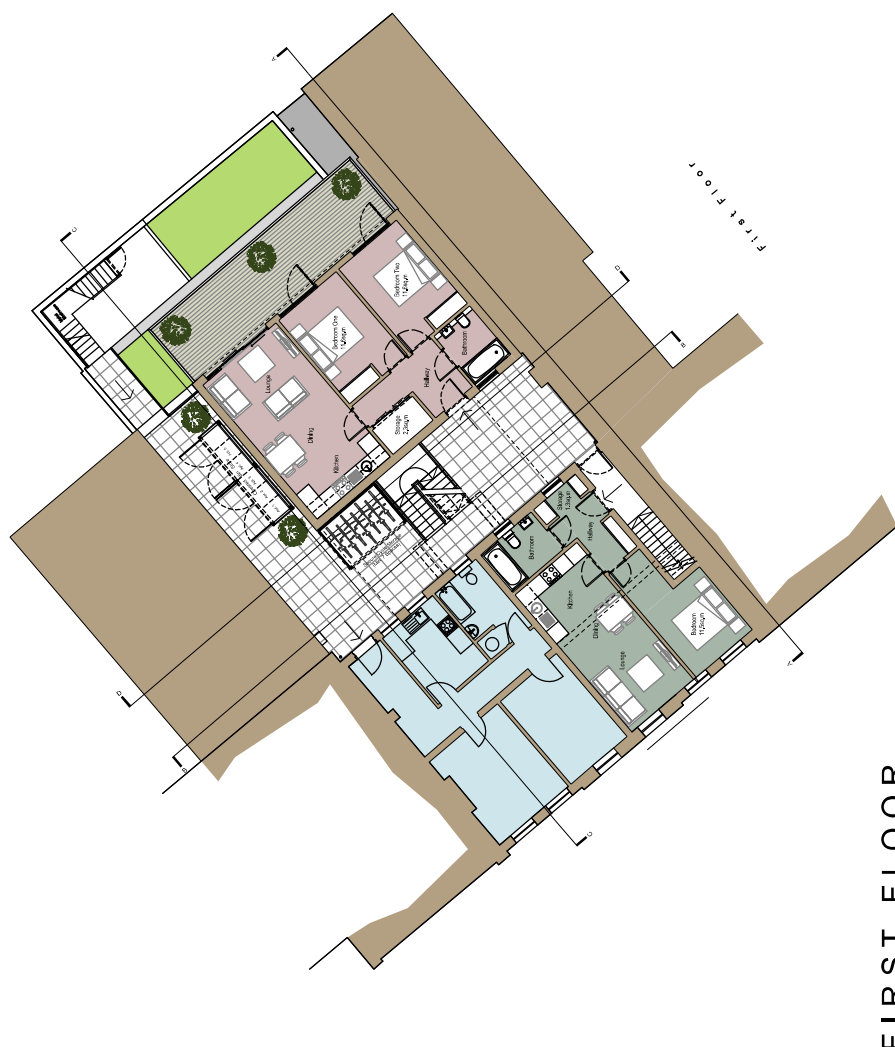


Site Boundary







REV ~ - Planning Application Submission - December 2020

BLOCK³ ARCHITECTS		TITLE: F.E.R. 173 - 175 Field End Road, Pinner Block Plan - Proposed	
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0)1298 841111 E info@b3a.co.uk W www.b3a.co.uk		DRG. NO: L (90) 001	SCALE: 1:500@A3
		DATE: December 2020	REV: ~

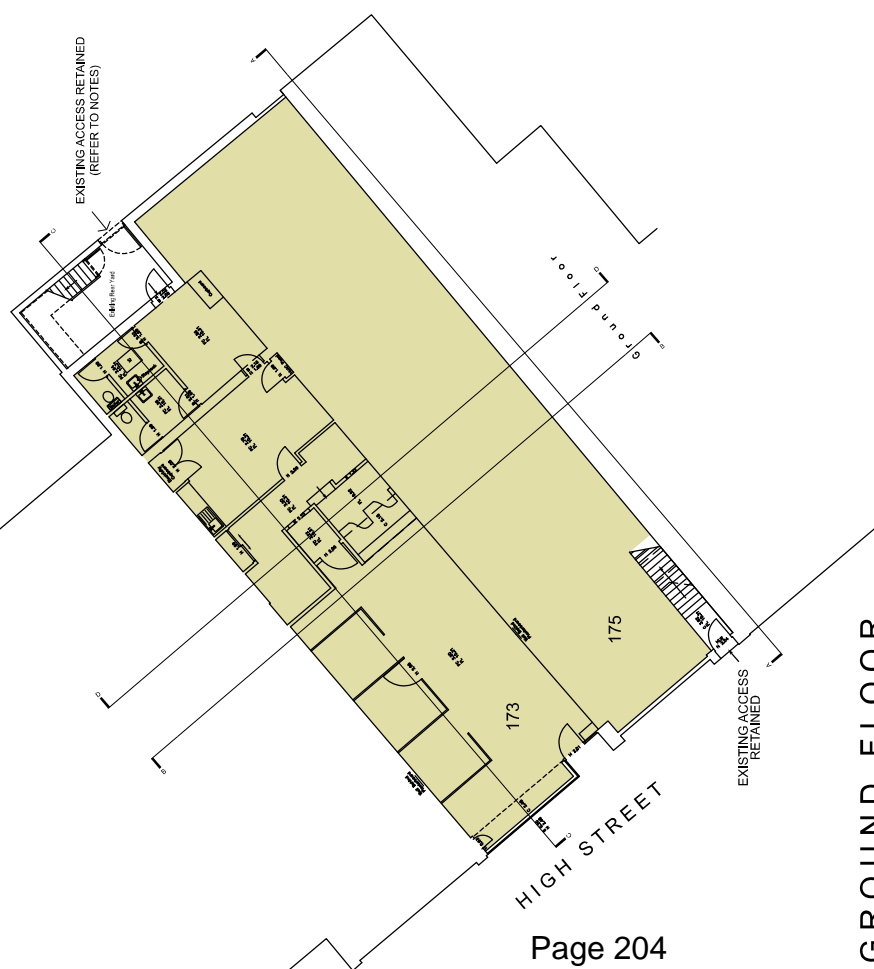


FIRST FLOOR

- | | |
|---|--|
|  | Communal Deck / Access |
|  | Private External Amenity Space - 26.0sqm (280.0sq.ft) |
|  | Ground Floor Commercial to Remain as Existing |
|  | 'Green Roof' Covering Incorporating Ornamental Grasses |

REV D - Planning Application Submission - April 2021

BLOCK³ ARCHITECTS HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB T +44 (0) 2599 841111 E info@b3a.co.uk W www.b3a.co.uk	TITLE: F.E.R. 173-175 Field End Road, Pinner Ground & First Floor Plans - Proposed	
	DRG. NO: L (-) 001	SCALE: 1:200 @ A3 / 1:100 @ A1
	DATE: April 2021 REV: D	

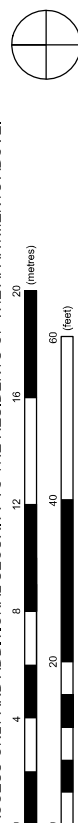


GROUND FLOOR

PROPOSED GROSS INTERNAL AREAS (FIRST FLOOR):

- APT. ONE - One Bed Apartment 54.0 sq.m (581.0 sq.ft) - Apartment Internal Layout to Remain as Existing
- APT. TWO - One Bed (1B 1P) Apartment 44.5 sq.m (479.0 sq.ft) - Existing Apartment Re-Planned / Re/urbished
- APT. THREE - Two Bed Apartment (2B 3P) 63.0 sq.m (678.0 sq.ft) - New Build Apartment Above Single Storey Commercial Space

NOTES: SECURE RESIDENTIAL ACCESS. THE PROPOSED RESIDENTIAL ACCESS IS TO REMAIN AS PER THE CURRENT ARRANGEMENT FOR THE EXISTING APARTMENTS BUT WITH INCREASED SECURITY FOR THE RESIDENTS.

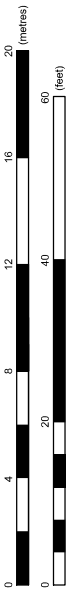




SECOND FLOOR

PROPOSED GROSS INTERNAL AREAS:

- APT. FOUR - 3 Bed Duplex Apartment (3B 4P) Approx. 89.0 sq.m (958.0 sq.ft) Over Two Floors
- APT. FIVE - 3 Bed Duplex Apartment (3B 4P) Approx. 85.0 sq.m (915.0 sq.ft) Over Two Floors
- Private External Amenity Space - 30.0sq.m (323.0sq.ft) per Dwelling
- 'Green Roof' Covering Incorporating Ornamental Grasses



THIRD FLOOR

REV B - Planning Application Submission - April 2021

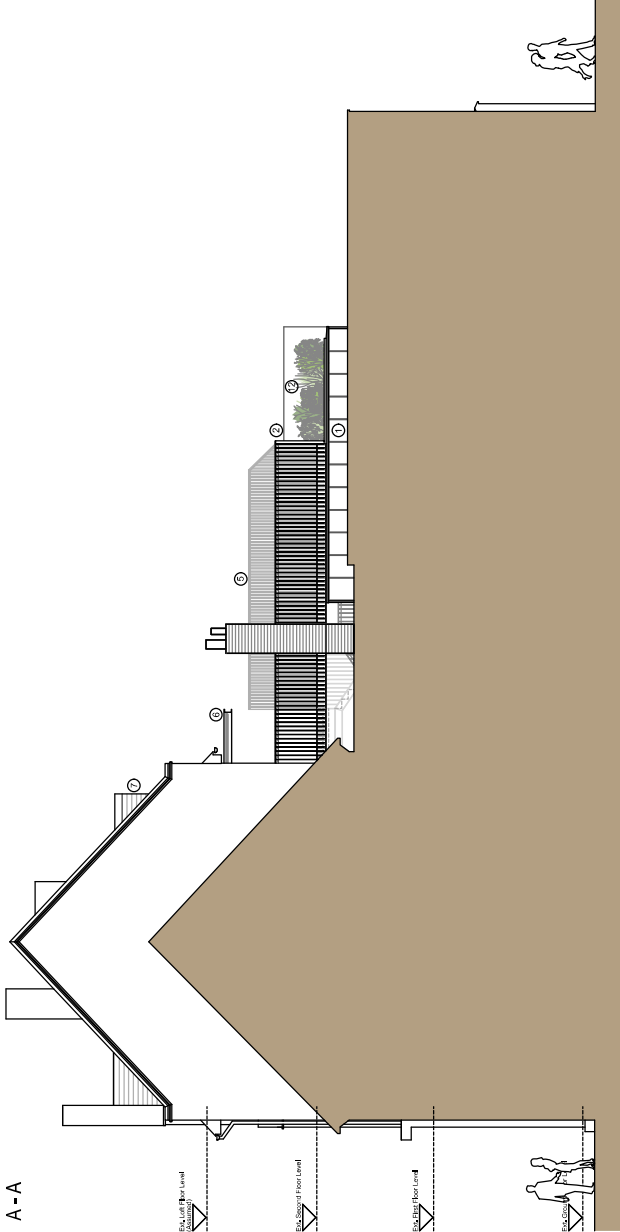
TITLE:		F.E.R. 173-175 Field End Road, Pinner Second & Third Floor Plans - Proposed	
DRG. NO:	L (-) 002	SCALE:	1:200 @ A3 / 1:100 @ A1
DATE:	April 2021	REV:	B

BLOCK 3 ARCHITECTS

HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB
T +44 (0)1299 841111 E info@b3a.co.uk W www.b3a.co.uk



SOUTHEAST SECTIONAL ELEVATION A-A



Elevation Materials:

- ① New Standing Seam Vertical Zinc Cladding in 'Bronze' (RAL Colour / Painted tone TBC) supplied by VM Zinc (or similar approved)
- ② Bespoke Steel Balustrading with Galvanised Finish comprising of 10x75mm Vertical Flat Steel Sections @100mm o/c Spacings
- ③ Naturally Weathered Vertical T & G Sheridan Larch Timber Cladding (With Sloe Preservative Treatment or Similar Approved)
- ④ New Double Glazed Powder Coated Aluminium Windows and External Doors with Grey Frames (RAL Colour TBC)
- ⑤ Naturally Weathered Vertical Sheridan Larch Timber Privacy Screens @ min. +1800mm above Finished Deck Level
- ⑥ Cantilevered Entrance Canopy with Galvanised Steel Frame / Edging



- ⑦ New Flat Top Dormer Windows with Painted S.W. Windows / Joinery and Tile Hung Sloe Cheeks to Match Existing Adjacent (Local Detail)
- ⑧ Pitched Tile Roof Finish to Remain as Existing
- ⑨ Rear Access to Remain as Existing
- ⑩ Black Cast Iron Rainwater Gutter (or Similar Approved) Throughout
- ⑪ New Plain Glazed Vertically Sliding Sash Windows constructed from Painted Timber Frames to match the Existing Detail
- ⑫ Green Roof Covering Incorporating Ornamental Grasses

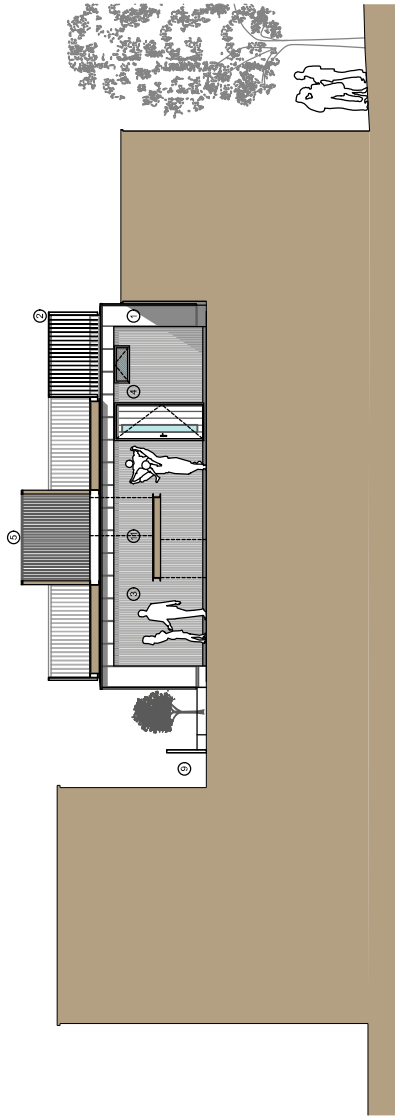


REV D - Planning Application Submission - April 2021

BLOCK ³ ARCHITECTS		TITLE: F.E.R. 173-175 Field End Road, Pinner Elevations and Sections - Proposed	
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB	W www.b3a.co.uk	DRG. NO: L(-) 004	SCALE: 1:100@A2 / 1:50@A0
T +44 (0)1299 841111	E info@b3a.co.uk	DATE: April 2021	REV: D



SOUTH WEST ELEVATION



SOUTH WEST SECTIONAL ELEVATION D-D

Elevation Materials:

- ① New Standing Seam Vertical Zinc Cladding in 'Bronze' (RAL Colour / Panel Tone TBC) supplied by VM Zinc (or similar approved)
- ② Bespoke Steel Balustrading with Galvanneal Finish comprising of 10x75mm Vertical Flat Steel Sections @100mm c/c Spacings
- ③ Naturally Weathered Vertical T & G Siberian Larch Timber Cladding (with Sico Preservative Treatment or Similar Approved)
- ④ New Double Glazed Powder Coated Aluminium Windows and External Doors with Grey Frames (RAL Colour TBC)
- ⑤ Naturally Weathered Vertical Siberian Larch Timber Privacy Screens @ min. +1800mm above Finished Deck Level
- ⑥ Cantilevered Entrance Canopy with Galvanneal Steel Frame / Edging



- ⑦ New Dormer Windows to have a Zinc Finished 'Flat' Roof, Sids Cheeks and Window Surround
- ⑧ Pitched Tile Roof Finish to Remain as Existing
- ⑨ Rear Access to Remain as Existing
- ⑩ Black Cast Iron Rainwater Goods (or Similar Approved) Throughout
- ⑪ Galvanneal Steel External Communal Access Stairs
- ⑫ 2 No. New Vertical Sliding Sash Timber Frame Windows to Match the Original Adjacent Fenestration.



N.B.
Hatching on Glazing Denotes
Opaque / Obscured Glass

REV C - Planning Application Submission - April 2021	
TITLE:	F.E.R. 173-175 Field End Road, Pinner Elevations and Sections - Proposed
DRG. NO:	L-006
SCALE:	1:100@A2 / 1:50@A0
DATE:	April 2021
REV: C	

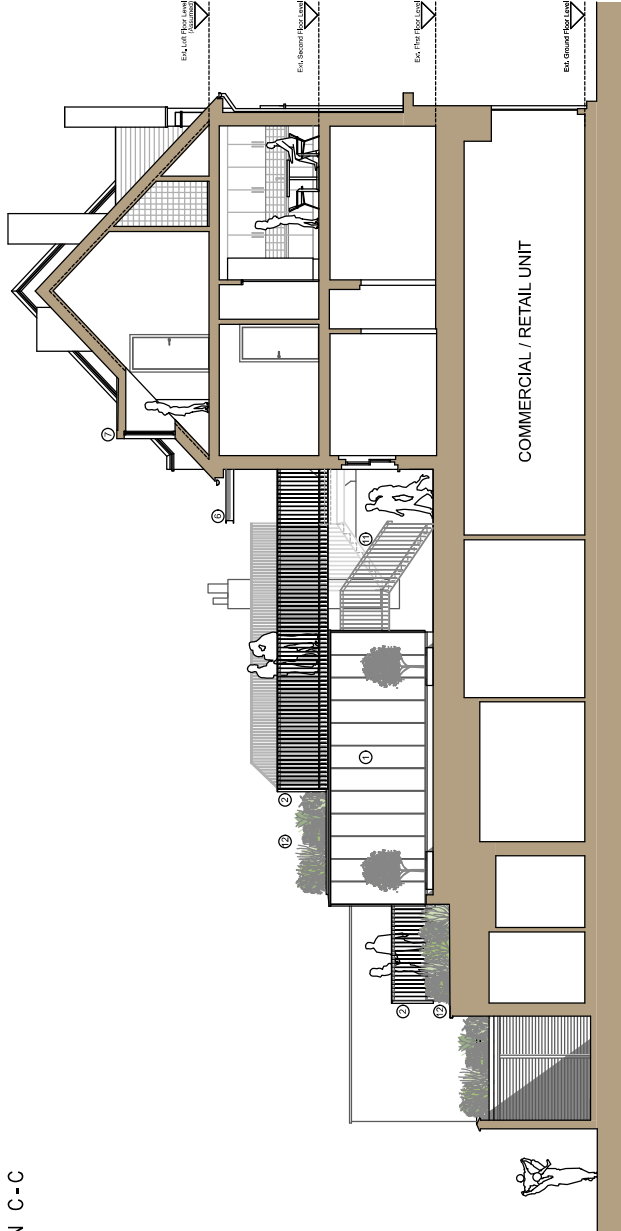
BLOCK ARCHITECTS

HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB
T: +44 (0)1299 841111 E: info@b3a.co.uk W: www.b3a.co.uk

NORTHEAST SECTIONAL ELEVATION B-B



NORTH WEST SECTIONAL ELEVATION C-C



Elevation Materials:

- 1 New Standing Seam Vertical Zinc Cladding in 'Bronze' (RAL Colour / Painted tone TBC) supplied by VM Zinc (or similar approved)
- 2 Bespoke Steel Balustrading with Galvanised Finish comprising of 10x75mm Vertical Flat Steel Sections @100mm c/c Spacings
- 3 Naturally Weathered Vertical T & G Siberian Larch Timber Cladding (with Silco Preservative Treatment or Similar Approved)
- 4 New Double Glazed Powder Coated Aluminium Windows and External Doors with Grey Frames (RAL Colour TBC)
- 5 Naturally Weathered Vertical Siberian Larch Timber Privacy Screens @ min. +1800mm above Finished Deck Level
- 6 Cantilevered Entrance Canopy with Galvanised Steel Frame / Edging

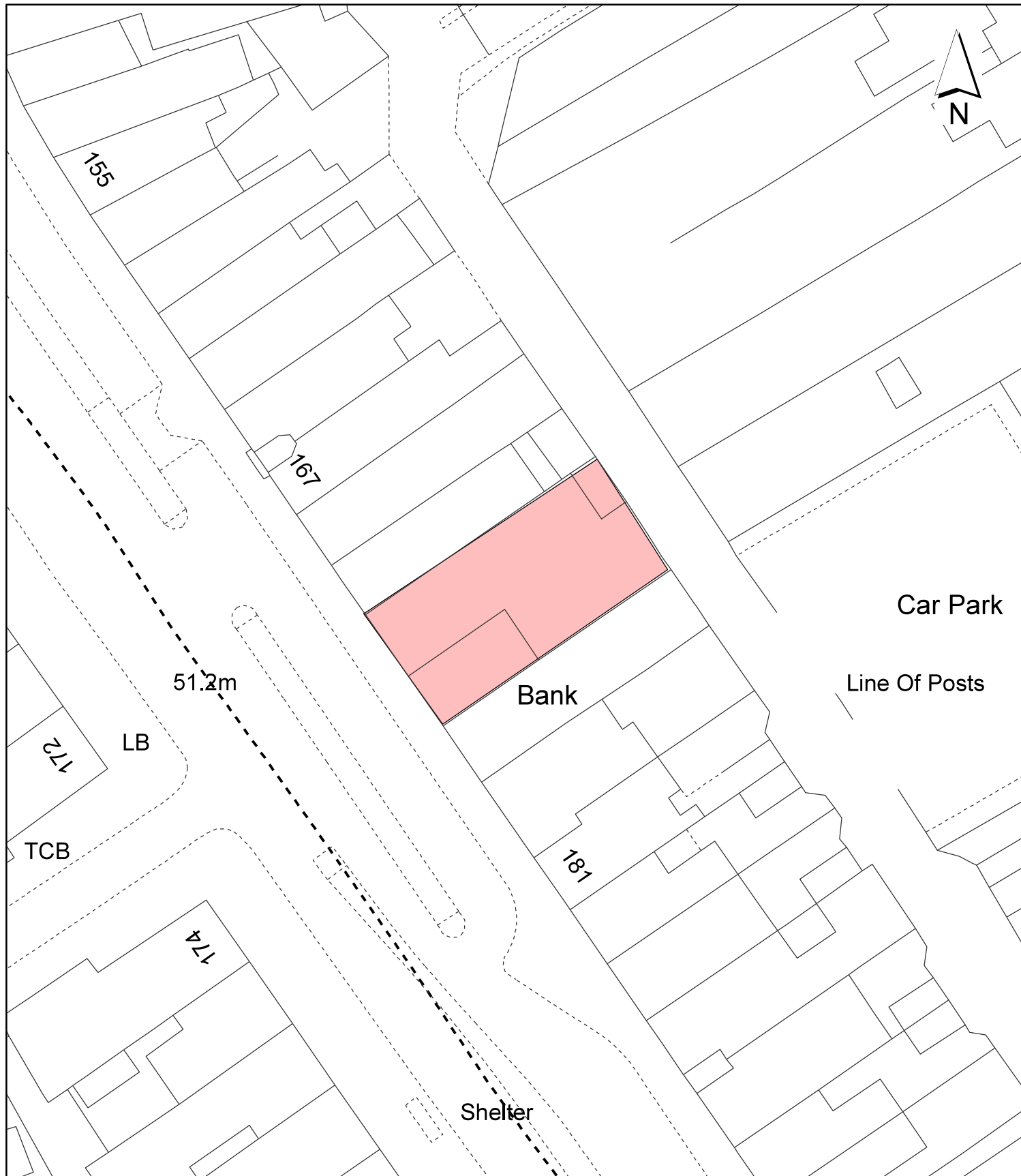


- 7 New Flat Top Dormer Windows with Painted S.W. Windows / Joinery and Tile Hung Side Cheeks to Match Existing Adjacent (Local Detail)
- 8 Pitched Tile Roof Finish to Remain as Existing
- 9 Rear Access to Remain as Existing
- 10 Black Cast Iron Rainwater Goods (or Similar Approved) Throughout
- 11 New Plain Glazed Vertically Sliding Sash Windows constructed from Painted Timber Frames to match the Existing Detail
- 12 Green Roof Covering Incorporating Ornamental Grasses



REV D - Planning Application Submission - April 2021

BLOCK ³ ARCHITECTS		TITLE: F.E.R. 173-175 Field End Road, Pinner Elevations and Sections - Proposed	
HOLLY COTTAGE, BAVENEY WOOD, NR KIDDERMINSTER, DY14 8JB	W www.b3a.co.uk	DRG. NO: L-1005	SCALE: 1:100 @ A2 / 1:50 @ A0
T +44 (0)1299 841111	E info@b3a.co.uk	DATE: April 2021	REV: D



Notes:

 Site boundary

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Site Address:

173-175 Field End Road

Planning Application Ref:

1919/APP/2020/4231

Planning Committee:

North Page 209

Scale:

1:500

Date:

May 2021

**LONDON BOROUGH
OF HILLINGDON**

**Residents Services
Planning Section**

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



HILLINGDON
LONDON

Report of the Head of Planning, Transportation and Regeneration

Address HASTE HILL NURSERIES FORE STREET EASTCOTE

Development: Demolition of two existing barns and the erection of two replacement structures

LBH Ref Nos: 71072/APP/2021/179



STEWART MANAGEMENT & PLANNING SOLUTIONS
 1000 SHEPPARD AVENUE EAST, SUITE 100
 SCARBOROUGH, ONTARIO M1S 1B7
 TEL: (416) 291-1111 FAX: (416) 291-1112
 WWW.STEWARTMPS.COM
 PROJECT: HASTE HILL NURSERIES
 LOCATION: FORE STREET, EASTCOTE, HASTE HILL NURSERIES
 DRAWING NO: 100254-135
 DATE: 08 JANUARY 2021
 DRAWING PHASE: PLANNING

PROJECT: HASTE HILL NURSERIES
 LOCATION: FORE STREET, EASTCOTE, HASTE HILL NURSERIES
 DRAWING NO: 100254-135
 DATE: 08 JANUARY 2021
 DRAWING PHASE: PLANNING

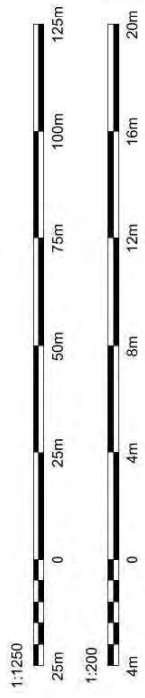
Location Plan
 & Block Plan
A1.0

NB: Please note the accuracy and position of any boundary or public sewer line services within this extract cannot be guaranteed. No liability of any kind is accepted by Pegasus Architecture for any error or omission.



This map shows the area bounded by the red line. The map is supplied by Ordnance Survey, copyright 2018. Supplied by digital data as a UK Ordnance Survey map. Licensed Ordnance Survey partner: 100254-135.

LOCATION PLAN 1:1250



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BLOCK PLAN 1:200



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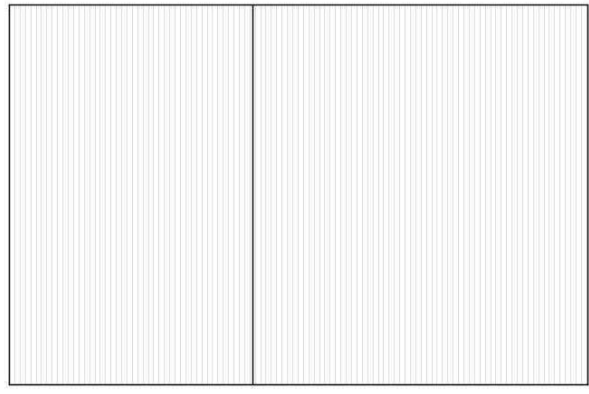
PROJECT
Haste Hill Nurseries
Fore Street
Eastcote
HA5 2ND

DOCUMENT DATE
08 JANUARY 2021

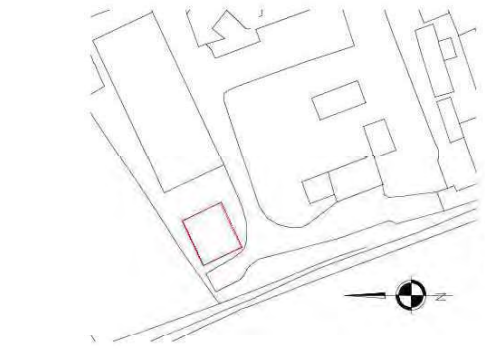
DOCUMENT PHASE
PLANNING

SCALE
AS SHOWN ON EACH SET

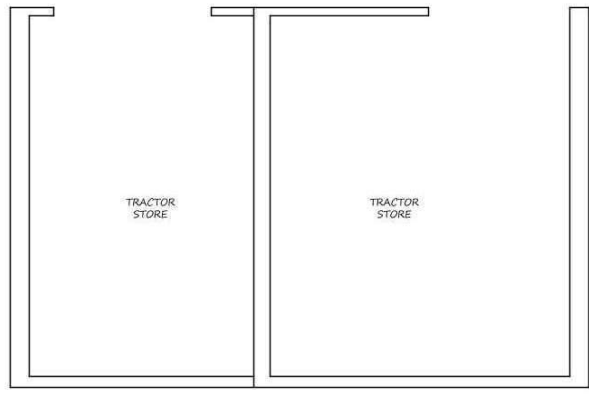
Rev **Date** **By** **Check**
A 08/01/21 AJP per Client Comment



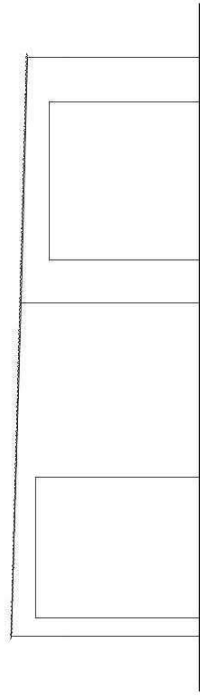
EXISTING GROUND FLOOR PLAN 1:100



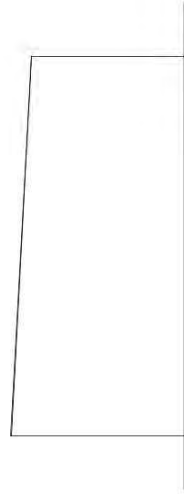
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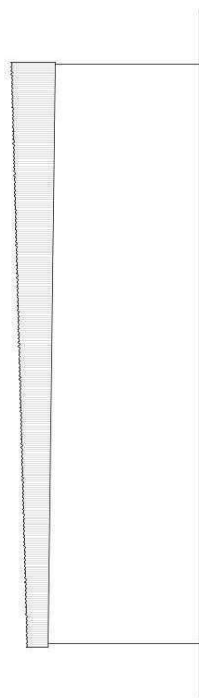
EXISTING ROOF PLAN 1:100



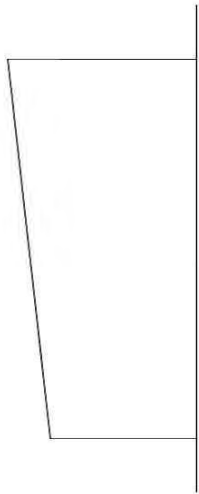
EXISTING FRONT ELEVATION 1:100



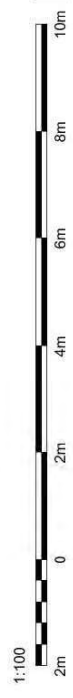
EXISTING SIDE ELEVATION 1:100



EXISTING REAR ELEVATION 1:100



EXISTING SIDE ELEVATION 1:100





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PROJECT
Haste Hill Nurseries
Fore Street
Eastcote
HA5 2ND
0181 601 6011

DOCUMENT DATE
08 JANUARY 2021

DOCUMENT PHASE
PLANNING

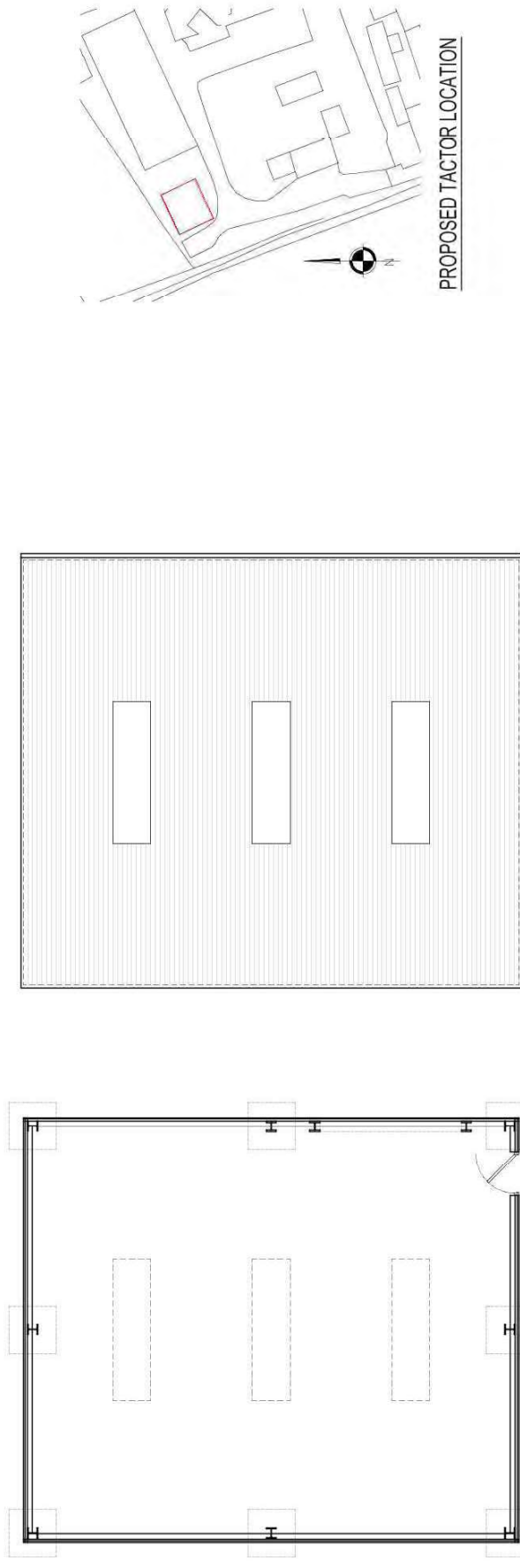
SCALE
AS SHOWN ON EACH SET

Rev Date
A 08/01/21

Remark
As per Client
Comment

Proposed Plans
& Elevations
(TRACTOR)

A1.1



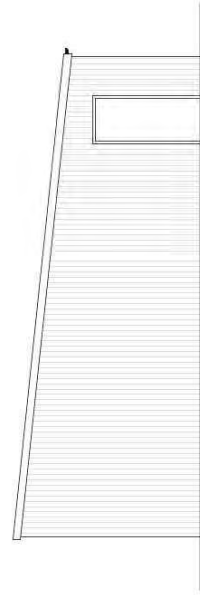
PROPOSED GROUND FLOOR PLAN 1:100

PROPOSED ROOF PLAN 1:100

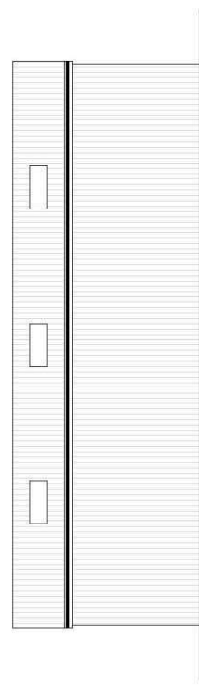
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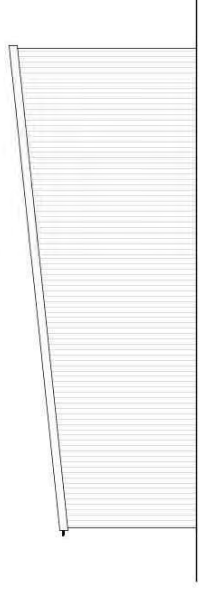
PROPOSED FRONT ELEVATION 1:100



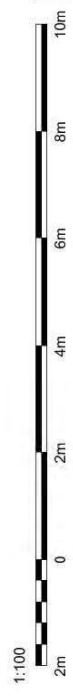
PROPOSED SIDE ELEVATION 1:100



PROPOSED REAR ELEVATION 1:100



PROPOSED SIDE ELEVATION 1:100





RELATES PERTAINING TO
STAFF MANAGEMENT &
PLANNING. BUILDING LOST TO ACCIDENT
DURING CONSTRUCTION. THE
LARGER, CEMENT REINFORCED
PARTS OF THE BUILDING WERE
APPROX 10 FEET FROM EACH OTHER
AND WERE NOT TIED TOGETHER.
THESE DOCUMENTS LISTS THE
REASON FOR THE COLLAPSE AND
THE ACTIONS TO BE TAKEN BY
CLIENT AND ANY AUTHORIZED
USER. (APPROVED BUILDING
OFFICIALS)

1. ALL BUILDINGS, DIMENSIONS
AND UNITS ARE FOR GUIDANCE
ONLY. THE USER MUST VERIFY
THAT ALL DIMENSIONS AND
ANY DISCREPANCIES ARE TO BE
DETERMINED TO THE PLANNER /
ENGINEER.

2. THE USER MUST VERIFY DIMENSIONS
ONLY AND NOT SCALE.
3. THE USER MUST VERIFY ALL
COORDINATES. ALL RELEVANT
PARTS MUST CHECK
DIMENSIONS AND REPORT ANY
DISCREPANCIES TO THE
PLANNER / ENGINEER. THERE
HAVE BEEN NO REPORTS OF
BEING LOST SINCE LASER
MEASUREMENTS HAVE BEEN
MADE TO DIMENSIONS.
ALL SETTING OUT INFORMATION
FOR THE BUILDING MUST BE
CONSTRUCTION BY THE APPOINTED
BUILDER TO ENSURE THE
DIMENSIONS ARE CORRECT.
DO NOT SCALE FOR PLANNING
PURPOSES.

ON BOARD

PROJECT
Haste Hill N
Fore Street
Eastcote
HAS 2ND

DOCUMENT DATE
08 JANUARY 2021

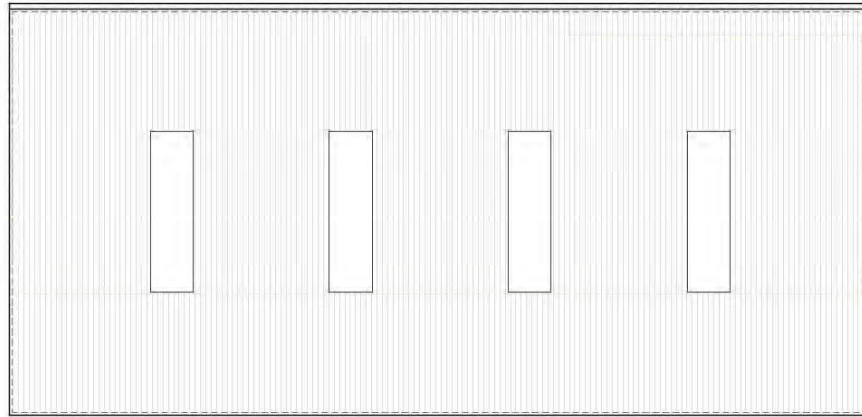
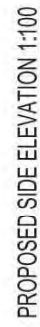
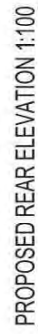
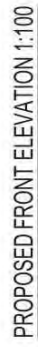
DOCUMENT PHASE PLANNING

SCALE
AS NOTED AT A4 PAGE SIZE

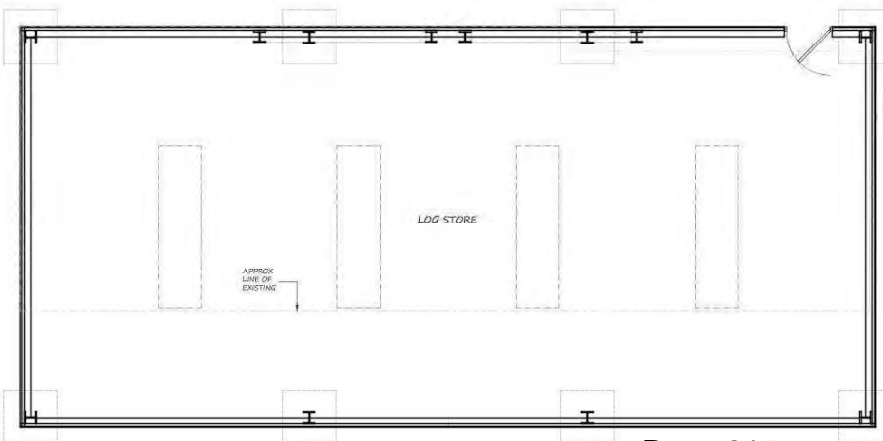
Rev	Date	Remark
A	06/01/21	As per Client Comment

Proposed Plans
& Elevations
(LOGS)

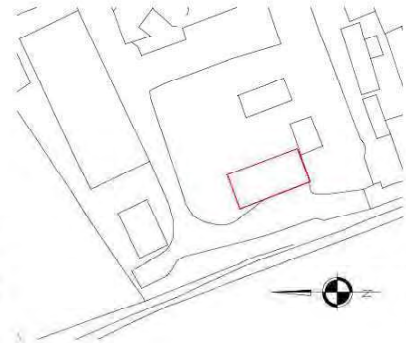
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PROPOSED ROOF PLAN 1:100



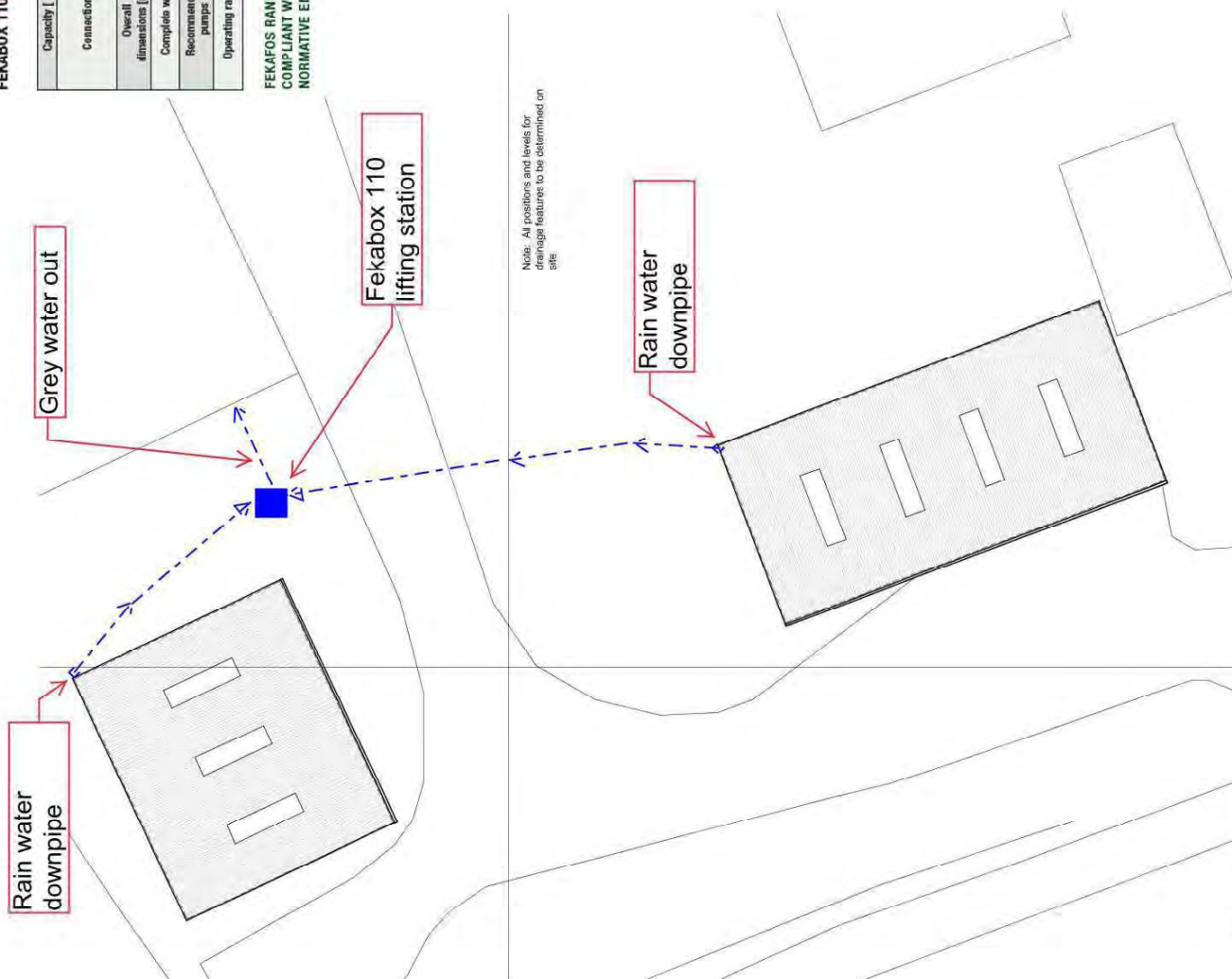
PROPOSED GROUND FLOOR PLAN 1:100



PROPOSED LOGS LOCATION

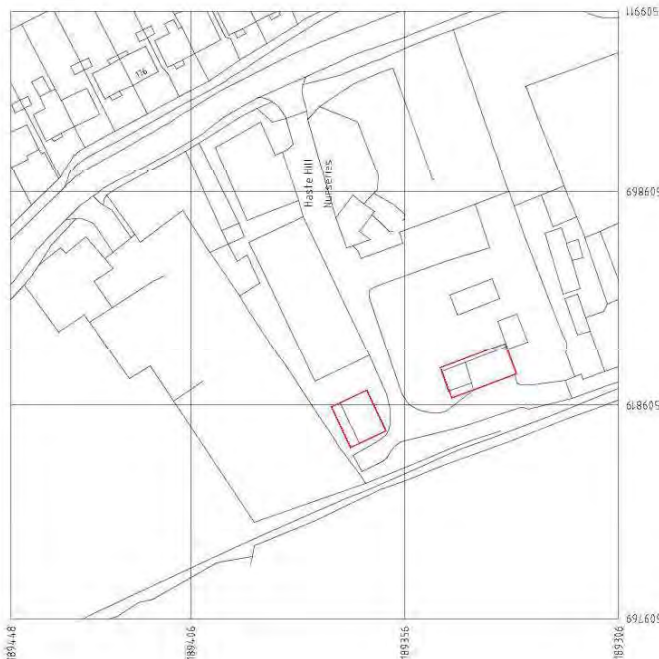


**FEKAFOS RANGE
COMPLIANT WITH EUROPEAN
NORMATIVE EN 12050-2**



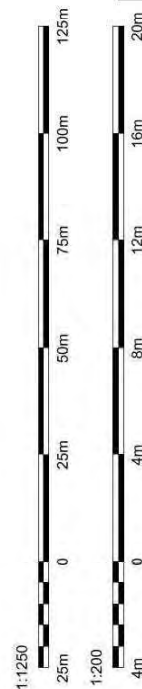
This map shows the area bounded by
50°57'59"N 89°30'E 56°57'59"N 89°44'E 50°59'11"N 89°48'E 50°59'11"W 89°30'E.
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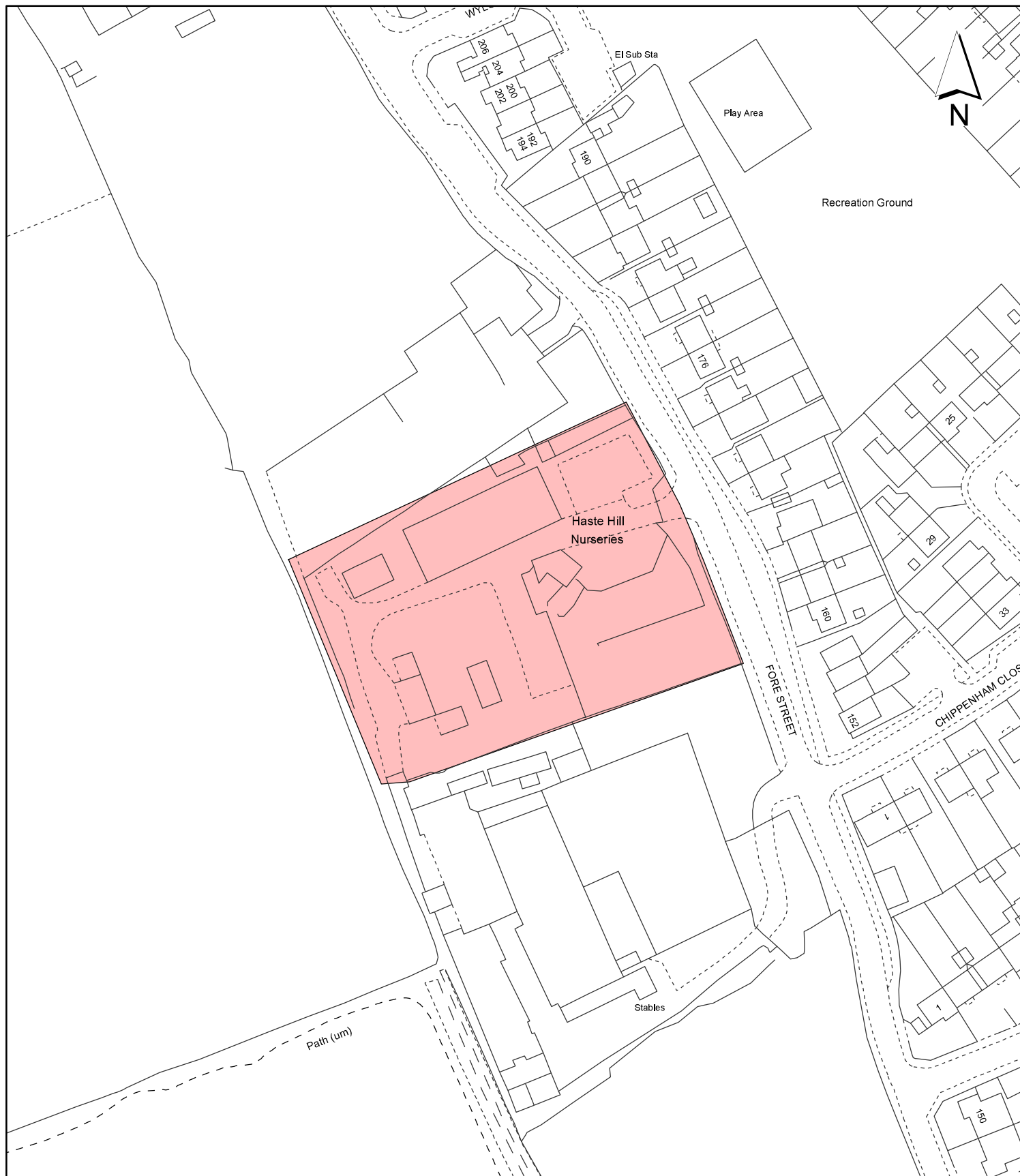
BLOCK PLAN 1:200



This map shows the area bounded by
109769, 189306, 509769, 89148, 509911, 189448, 509911, 189306.
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LOCATION PLAN 1:1250





Notes:

 Site boundary

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Site Address:

**Haste Hill Nurseries,
Fore Street**

Planning Application Ref:

71072/APP/2021/179

Planning Committee:

North Page 217

Scale:

1:1,250

Date:

May 2021

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

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



HILLINGDON
LONDON

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