

Report of the Head of Planning & Enforcement Services

Address 1 WESTFIELD COTTAGES SIPSON LANE HARLINGTON

Development: Two storey side extension, involving raising the ridge height of the existing barn/store roof and conversion of attached barns/stores to habitable accommodation (works involve demolition of unauthorised single storey side extension and external alteration works).

LBH Ref Nos: 67100/APP/2011/367

Drawing Nos: 1:1250 Location Plan
WestfieldCottages-1-05
WestfieldCottages-1-11
WestfieldCottages-1-11a
WestfieldCottages-1-13ab
WestfieldCottages-13ab

Date Plans Received: 16/02/2011 **Date(s) of Amendment(s):** 16/02/2011
Date Application Valid: 01/06/2011 08/11/2011

1. SUMMARY

DEFERRED DETAILS

Members may recall that this application was deferred from the Central and South Committee meeting on the 11th October 2011 to obtain comments from the Urban/Conservation Officer, in particular in relation to:

- * Reinstatement of wood panels or if this should just be reclaimed brick,
- * Design of windows and if these should be more consistent

The Design/Conservation Officer's initial comments are as follows:-

'I would advise that on the forward part of the rear wing (nearest to the original house) the ground floor casement is changed to a sash, the existing casement is only there as it fits under the later first floor addition. All of the new windows should be of the same size and have the same design/proportions as those existing on this part of the building, ie 6/6 glazing pattern with gauged brick flat arches (or half an arch at first floor) above. The segmental arches proposed relate only to the original barn. The windows should also line up vertically.

Within the large opening at ground floor, the folding doors should have a taller bottom rail and a horizontal glazing bar centrally above. It would be best to avoid any overly fussy glazing pattern that would look too domestic, as this opening seeks to replicate something of the large double door that existed on the original facade.

The remainder of the wing, much of which was the original barn, should have a different and more simple fenestration pattern, for example, a central horizontal glazing bar through all of the windows (including those to the rear).

With regards to the boarding, I would suggest that this is of new wide, feather edged

boards and dark stained. This is really only for ornament and marks the position of the original opening, which has been totally lost as part of the recent works. Looking at the photo of the building prior to alteration, the boarding that existed was quite modern and unsuitable for reuse/replication.'

The scheme has been amended, taking into account the Conservation Officer's comments. As regards the latest plans, the Conservation Officer comments as follows:

'The rear wing reads as two distinct elements, ie an addition to the house and a more simply detailed barn. The applied timber cladding marks the position of the barn door, although purely ornamental, it breaks up the elevation and gives it a more rustic appearance.

The frontages should be rebuilt in a yellow stock brick, either salvaged or a good quality new brick. The latter would be easier to lay, (salvaged bricks need to be cleaned and can be uneven in size/finish), although old bricks would have an instant "aged" appearance and in my view would look more appropriate in terms of matching the original building. It appears that the original first floor projection is to be retained in the reconstructed facade- this will be in a Flemish or similar bond (solid brickwork- headers and stretchers) and ideally, the new frontages should be built using this bond (incorporating snapped headers for cavity wall construction) rather than stretcher bond, which is modern and will look quite different.'

The application is still recommended for approval.

SUMMARY

Enforcement and Stop Notices were served on 21st October 2010 to restrain unauthorized works being carried out at the site. No further work has been carried out to the building.

This application seeks permission for a two storey side extension and conversion of the three attached two-storey barns/stores to provide an extension to the existing two storey cottage. The building would form a six-bedroomed property.

Although the site forms part of the Green Belt, the proposed extension and conversion of the existing barns/stores to provide a residential extension is considered to represent appropriate development.

The two storey extension is a modest addition to the existing cottage and no objections were previously raised to its siting, size and bulk, including the small increase in the height of the building's ridged roof and the alterations that have now been made to the windows and the specification of matching materials are considered to have improved the appearance of the proposal. As part of these works, the unauthorised single storey side extension to the second and third barn would be demolished and the use of inappropriate materials remedied.

Surrounding properties would not be affected by the proposal and the scheme would provide suitable residential accommodation. However, previous experience with the site owners suggests that it would be expedient to closely monitor the site to ensure that the scheme was implemented in accordance with the approved plans and that the accommodation was not subdivided. The application is recommended for approval.

2. RECOMMENDATION

1 NONSC Time Limit

The development hereby permitted shall be begun within 6 months of the date of this permission and completed within 12 months of the date of this permission.

REASON

To comply with Section 91 of the Town and Country Planning Act 1990 and to ensure the site complies with Policies OL1, OL4, OL14, BE13, BE15, BE19, BE21, BE23, BE24 and AM14 of the Hillingdon Unitary Development Plan Saved Policies (September 2007), London Plan Policy 7.16 and PPG2.

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM19 Construction Management Plan

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

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

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

REASON

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

4 M1 Details/Samples to be Submitted

No development shall take place until details and/or samples of all materials, colours and finishes to be used on all external surfaces have been submitted to and approved in writing by the Local Planning Authority.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 NONSC Non Standard Condition

The original first floor projection which is to be retained in the reconstructed facade should be constructed in a Flemish or similar bond (solid brickwork - headers and stretchers) as shall the new frontages (incorporating snapped headers for cavity wall construction).

REASON:

To ensure that the development achieves a satisfactory appearance, in accordance with Policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 MRD4 Single Dwellings Occupation

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

REASON

To ensure that the premises remain as a single dwelling until such time as the Local Planning Authority may be satisfied that conversion would be in accordance with Policy H7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

7 RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved.

REASON

To safeguard the traditional rural character of the building and to prevent overlooking to adjoining properties in accordance with policies BE15 and BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

8 RPD2 Obscured Glazing and Non-Opening Windows (a)

The ground floor bedroom and first floor bedroom and corridor windows facing No. 2 Westfield Cottages shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

9 RPD5 Restrictions on Erection of Extensions and Outbuildings

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no extension to any dwellinghouse nor any garage(s), shed(s) or other outbuilding(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

To preserve the character and appearance of the building and to ensure that any such development would not result in harm to the openness of the Green Belt, in accordance with policies OL4 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

10 RPD9 Enlargement to Houses - Roof Additions/Alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no addition to or enlargement of the roof of any dwellinghouse shall be constructed.

REASON

To preserve the character and appearance of the development and protect the visual amenity of the area and to ensure that any additions to the roof are in accordance with policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

11 TL2 Trees to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority.

If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with

BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'. Remedial work should be carried out to BS 3998 (1989) 'Recommendations for Tree Work' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and to comply with Section 197 of the Town and Country Planning Act 1990.

12 TL3 Protection of trees during site clearance and development

Prior to the commencement of any site clearance or construction work, 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. 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:

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

REASON

To ensure that trees and other vegetation to be retained are not damaged during construction work and to ensure that the development conforms with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

13 TL5 Landscaping Scheme - (full apps where details are reserved)

No development shall take place until a landscape scheme providing full details of hard and soft landscaping works has been submitted to and approved in writing by the Local Planning Authority and these works shall be carried out as approved. The scheme shall include: -

- Planting plans (at not less than a scale of 1:100),
- Written specification of planting and cultivation works to be undertaken,
- Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate,
- Implementation programme.

The scheme shall also include details of the following: -

- Proposed finishing levels or contours,
- Means of enclosure,
- Car parking layouts,
- Other vehicle and pedestrian access and circulation areas,
- Hard surfacing materials proposed,
- Minor artefacts and structures (such as play equipment, furniture, refuse storage, signs, or lighting),
- Existing and proposed functional services above and below ground (e.g. drainage, power cables or communications equipment, indicating lines, manholes or associated structures),
- Retained historic landscape features and proposals for their restoration where relevant.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

14 TL6 Landscaping Scheme - implementation

All hard and soft landscaping shall be carried out in accordance with the approved landscaping scheme and shall be completed within the first planting and seeding seasons following the completion of the development or the occupation of the buildings, whichever is the earlier period. The new planting and landscape operations should comply with the requirements specified in BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs' and in BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. Thereafter, the areas of hard and soft landscaping shall be permanently retained.

Any tree, shrub or area of turfing or seeding shown on the approved landscaping scheme which within a period of 5 years from the completion of development dies, is removed or in the opinion of the Local Planning Authority becomes seriously damaged or diseased shall be replaced in the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority in the next planting season with another such tree, shrub or area of turfing or seeding of similar size and species unless the Local Planning Authority first gives written consent to any variation.

REASON

To ensure that the landscaped areas are laid out and retained in accordance with the approved plans in order to preserve and enhance the visual amenities of the locality in compliance with policy BE38 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

15 TL7 Maintenance of Landscaped Areas

No development shall take place until a schedule of landscape maintenance for a minimum period of 5 years has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include details of the arrangements for its implementation. Maintenance shall be carried out in accordance with the approved schedule.

REASON

To ensure that the approved landscaping is properly maintained in accordance with policy BE38 of the Hillingdon Unitary Development Plan (September 2007).

16 H6 Car parking provision - submission of details

The development hereby approved shall not be commenced until details of the parking arrangements have been submitted to and approved in writing by the Local Planning Authority; and the development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities are provided in accordance with Policy AM14 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

OL1	Green Belt - acceptable open land uses and restrictions on new development
OL2	Green Belt -landscaping improvements
OL4	Green Belt - replacement or extension of buildings
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL14	Change of use or conversion of redundant agricultural buildings
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14	(2011) Existing Housing - Efficient use of stock
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 7.6	(2011) Architecture
LPP 7.16	(2011) Green Belt

3

You are advised that nothing in this permission overrides the need to comply with the requirements of Enforcement Notice Reference ENF/53160/152/SQ/2 served on 21st October 2010.

4 I1 Building to Approved Drawing

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.

5 13 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning & Community Services, Building Control, 3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

6 16 Property Rights/Rights of Light

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

7 115 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works 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.

8 145 Discharge of Conditions

Your attention is drawn to condition(s) 3, 4, 12, 13 and 15 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For

further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

9

The Council is aware of the presence of land with the potential to exude gas within 250 metres of the site but the risk of gas migration is considered minimal due to the age, nature and/or location of the fill. However, it is recommended that the extension and barn conversion are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any further advice.

10

Please be advised that Drw. No. Westfield Cottages-1-11 which claims to show the building prior to work commencing on 23-05-2010 shows a first floor bedroom within the first barn/store which is disputed by the Local Planning Authority.

11

The applicant is advised that the hardstanding recently installed on site, and does not form part of this application, would appear to require the benefit of planning permission.

12

The brick details to be submitted in order to discharge condition 3 should ideally be salvaged/reclaimed bricks to enable a better match between the old and new parts of the building.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north side of Sipson Lane, some 45m to the west of its junction with Hudson Road, to the east of which lies the built-up edge of Harlington village, within an area known as Sipson Meadow. The site comprises a two storey semi-detached house with attached two storey barns/stores to the rear of this and the adjoining property, No. 2 Westfield Cottages. The cottages are surrounded by their garden curtilages. These properties were originally two farmer's cottages and both, together with the attached barns/stores are vacant, although work had commenced on the refurbishment of the application property and conversion of the attached barns/stores.

The pair of semi-detached properties are surrounded by open land. To the north, east and west, the site is immediately adjoined by the Sipson Meadow Recreation Ground. Beyond this to the north, is the William Byrd Primary School and beyond the recreation ground to the west are sports fields. To the south, on the opposite side of the road are open agricultural fields.

The application site does not form part of an agricultural holding. It and the surrounding land does form part of the Green Belt as identified in the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

3.2 Proposed Scheme

Planning permission is sought for the erection of a two storey side extension within the recessed area to the rear of the cottage along the east side of the building, to the front of the first barn/store.

The proposed extension would align with the rear wall of the first section of the barn and the eastern flank wall of the cottage. It would measure 1.9m wide, 8.8m deep at ground floor level and 6.7m deep at first floor level, incorporating an existing flat roofed supported first floor addition. The ridge of the existing barn would be raised by 0.4m and moved slightly to the east to cover the increased depth of the barn/store.

The extension would be constructed of reclaimed London stock bricks and slate tiles to match the existing building. Windows would follow the existing number and pattern of openings and be timber sash windows with a soldier course above to match the proportion and design of the existing windows on the cottage. On the ground floor, a door would be replaced with a window and full height folding doors serving the dining room would be positioned in a similar position to the existing barn doors. A new rooflight window would also be installed on the west facing roofslope of the barn.

On the second/third section of the barn, the single storey side extension would be demolished and the poorly matched bricks on the frontage would be mainly replaced with reclaimed matching London stocks, the only exception being the first floor of the second barn/store which would be faced with treated feather edge timber boarding to reflect the original traditional facing material on this part of the barn. Two ground floor windows would be installed, matching the proportions and soldier coursing of the windows in the extension, with first floor windows being smaller timber casement windows, positioned under the eaves of the building.

Internally, the extended cottage would provide a six-bedroomed dwelling. On the ground floor, there would be a reception room, hall, kitchen, dining room, living room and bedroom with en-suite shower room and a small w.c. The main access would be through the existing front door to the reception room. The folding doors to the dining room would provide the only other means of access/exit. The first floor would be accessed by a single staircase in the hall/landing giving access to five bedrooms and three bathrooms on the first floor, served by a long corridor.

It is also noted that the submitted existing plans appear to show part of the unauthorised conversion as the first section of the barn immediately adjacent to the cottage on the first floor is shown as a bedroom. From initial site inspections, this part of the first floor appears to have been part of the barn with a loading hatch to the front that has now been covered up. An advisory informative has been added.

3.3 Relevant Planning History

Comment on Relevant Planning History

A previous application (67100/APP/2010/1475), submitted on 28th June 2010 proposed the conversion of the first bay of the barn to residential use, with a similar two storey extension to the front of the first bay, leaving the two rear bays vacant. That extension only differs from the current proposal in that the fenestration has been altered so that it now has a more traditional vertical emphasis and soldier courses have been added to reflect the detail on the original cottage. Internally, the only change from the current application within the first bay is that on the ground floor, the currently proposed kitchen was previously sub-divided to provide a separate bathroom and on the first floor, a front

and a rear bedroom have now been incorporated into a single bedroom. This application was refused on 23/08/10 for the following reason:

'The proposed two storey side extension would result in the proposed first floor bedroom being internalised with no outlook or natural lighting to this room. Therefore, the proposal fails to afford an acceptable standard of residential amenity to future occupiers who would be reliant on artificial means to light this room during the day. The proposal is contrary to London Plan policy 4A.3 and policies BE19 and BE20 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).'

In the meantime, it was first brought to the attention of the LPA that unauthorised work was being carried out on site on 11th August 2010. The site was investigated and it was established that i) the internal wall between the original cottage and the first adjoining barn/store had been removed on the ground and first floors, and the barn/store was in the process of being converted into habitable rooms, and ii) the principle elevation of the second/third barn/store had been altered and replaced with bricks not matching the original cottage and barns/stores. An internal stairway had also been installed and the barns/stores appeared to be in the process of conversion into four residential rooms, two on the ground floor and two on the first floor. Four window openings had been constructed on the first floor with a single opening spanning the width of the ground floor. Subsequently, Planning Contravention Notices were served on 17th August 2010. Despite repeated requests made to stop work, conversion and extension work on the barn continued with additional internal division with the installation of stud walls, plastering/plaster boarding and a single storey extension across the entire principle elevation of the second/third barn store. On 2nd September 2010, a further site visit revealed a permanent roof had been installed on the extension and an internal ceiling installed, together with further plaster boarding of stud walls and plastering. A further site visit on 15th September 2010 established that work was continuing so Temporary Stop Notices were served on 19th September 2010. Following a report seeking authorisation which was presented to the Central and South Planning Committee meeting on the 12th October 2010, Enforcement and Stop Notices were served on the 21st October 2010. The Enforcement Notices gave 4 calendar months from the date of service for compliance.

On 4 September 2010 a further planning application (67100/APP/2010/2079) was submitted for the two storey extension and conversion of the first barn/store to habitable use. On 4 October 2010, a planning application (67100/APP/2010/2324) was also submitted which sought to regularise the breaches of planning control. This proposed the residential conversion of the first barn but without the two storey side extension and the further residential conversion of the second and third barns/stores and retention of its single storey side extension (Part retrospective application). Although all the residential accommodation within the cottage and barns/stores was linked, the second/third barns/stores were shown with a separate staircase. Both applications were withdrawn in December 2010.

A new drive has also recently been laid along the eastern side of the cottage and barns/stores.

4. Planning Policies and Standards

PPG2: Green Belts
London Plan (July 2011)

UDP / LDF Designation and London Plan

The following UDP Policies are considered relevant to the application:-

Part 1 Policies:

PT1.1 To maintain the Green Belt for uses which preserve or enhance the open nature of the area.

Part 2 Policies:

OL1 Green Belt - acceptable open land uses and restrictions on new development
OL2 Green Belt -landscaping improvements
OL4 Green Belt - replacement or extension of buildings
BE13 New development must harmonise with the existing street scene.
BE15 Alterations and extensions to existing buildings
BE20 Daylight and sunlight considerations.
BE21 Siting, bulk and proximity of new buildings/extensions.
BE22 Residential extensions/buildings of two or more storeys.

BE23 Requires the provision of adequate amenity space.
BE24 Requires new development to ensure adequate levels of privacy to neighbours.
BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL14 Change of use or conversion of redundant agricultural buildings
AM7 Consideration of traffic generated by proposed developments.
AM14 New development and car parking standards.
HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.14 (2011) Existing Housing - Efficient use of stock
LPP 5.2 (2011) Minimising Carbon Dioxide Emissions
LPP 5.3 (2011) Sustainable design and construction
LPP 5.13 (2011) Sustainable drainage
LPP 7.6 (2011) Architecture
LPP 7.16 (2011) Green Belt

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

10 neighbouring properties and the Harlington Village Residents' Association have been consulted. No responses have been received.

MOD Safeguarding - RAF Northolt: Confirm that the MOD has no safeguarding objections to this

proposal.

B.A.A. Aerodrome Safeguarding - No response

MOD Defence Estate Safeguarding - No response

NATS - No response.

Internal Consultees

Tree Officer:

BACKGROUND:

The site is a semi-detached house with a barn and store to the rear, situated within a hedged and fenced enclosure on the edge of Sipson Meadows.

While there are trees and hedges around the perimeter of the property, there are no significant landscape features close enough to the proposed development to pose a constraint on development.

There are no Tree Preservation Orders on, or close to, the site, nor does it fall within a designated Conservation Area.

PROPOSAL:

The proposal is to build a side extension and convert the attached barns for habitable accommodation. There are no proposals to change the external garden space.

LANDSCAPE CONSIDERATIONS:

Saved policy BE38 seeks the retention and utilisation of topographical and landscape features of merit and the provision of new planting and landscaping wherever it is appropriate.

- * No trees or other landscape features will be affected by the siting of the development. The new building and proposed use should have little impact on views into the site, or the landscape setting.

- * However, space will be required to facilitate any building operations and it is likely that changes will be required to accommodate off-street parking and provide private amenity/garden space. Tree protection and related landscaping should be conditioned.

- * Where parking layouts are altered a part of an extension to a property, at least 25% of the front garden may be required to be maintained for planting and soft landscaping. Given the size of the plot, it should be possible to maintain a reasonable balance of hard and soft landscaping on the site.

- * DCLG / EA guidance requires new driveways to be permeable, to meet SUDS requirements.

RECOMMENDATIONS:

No objection, subject to the above considerations and conditions TL2, TL3, TL5, TL6 and TL7.

Environmental Protection Officer:

No objections, subject to Construction Informative I15 being attached.

Environmental Protection Officer (Land Contamination):

The application site is within 250 metres of two landfill sites (Elder Farm - 13 metres away to the south and Imperial College Playing Field 124 metres to the west). Both sites were licensed to accept inert wastes, therefore the risk of gas production and migration appears to be low.

Due to the proximity of the site, the following gas informative is advised as a precaution. A condition could have been applied however since the development is part retrospective the developer may not be able to comply with the condition by back fitting a gas membrane to the floor.

GAS INFORMATIVE ONLY (This is NOT a planning condition)

Building Techniques - It is recommended that the extension and barn conversion are designed and constructed to prevent/minimise the possible entry of any migrating landfill gas. Please contact the Building Control Inspector and/or the Environmental Protection Unit on 01895 250155 if you require any advise.

REASON

The Council is aware of the presence of land with the potential to exude gas within 250 metres of the site but the risk of gas migration is considered minimal due to the age, nature and/or location of the fill.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Policy OL1 of the saved UDP states that planning permission for new building or for changes of use of existing land and buildings will only be granted if it is for agriculture, horticulture, forestry, nature conservation, open air recreation facilities or cemetery uses. However, this guidance is not in accordance with national policy contained within PPG2. This states that there is a presumption against inappropriate development within the Green Belt and that by definition, such development is harmful to the Green Belt, but at paragraph 3.7, confirms that with suitable safeguards, the re-use of buildings should not prejudice the openness of Green Belts, since the building is already there. Paragraph 3.8 makes clear that the re-use of buildings inside a Green Belt is not inappropriate development, providing that:

- a) The proposed use does not have a materially greater impact than the present use on the openness of the Green Belt and the purposes of including land in it;
- b) Strict control is exercised over the extension of re-used buildings, and over any associated uses of land surrounding the building which might conflict with the openness of the Green Belt and the purposes of including land in it;
- c) The buildings are of permanent and substantial construction, and are capable of conversion without major or complete reconstruction; and
- d) The form, bulk and general design of the buildings are in keeping with their surroundings

The guidance also advises that providing works do not result in disproportionate additions over and above the size of the original building, the extension or alteration of dwellings is not inappropriate in Green Belts.

Where there is conflict, providing there are no other factors to suggest otherwise, national policy should take precedence over local policy guidance. It is therefore considered that the conversion of the attached barn/store building to allow the extension of the adjoining dwelling, together with its limited alteration and extension does not represent inappropriate development and is acceptable in principle, subject to other policy considerations in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.02 Density of the proposed development

Not applicable to this application for the conversion of an attached barn/store to provide a residential extension for an existing property.

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

Not applicable to this application.

7.04 Airport safeguarding

No airport safeguarding objections have been raised to this application.

7.05 Impact on the green belt

PPG2 and policy OL4 of the saved UDP advise that extensions to buildings within the Green Belt should not result in disproportionate change to the bulk and character of the original building. As a general guide, disproportionate increase is commonly held to be where the floor area of a building increases by more than 50%. In this instance, the proposed extension would result in an increase in floor area of the original building by 10%. Furthermore, the extension would be to the recessed part of the building and it would not project beyond the existing side elevation of the cottage. As such, the extension will be viewed against the bulk of the existing buildings and not increase the built up appearance of the site.

The proposal, including the conversion of the barn/store would extend the existing residential property on site, so that there would be no significant change in the overall use of the site.

The proposal would therefore not harm the openness of the surrounding Green Belt, in accordance with PPG2 and Policy OL4 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.07 Impact on the character & appearance of the area

The proposed two storey side extension, by reason of its overall size, siting and design, would harmonise with the character and proportions of the original property. The proposed extension, with the only exceptions of window detail and internal layout, is identical to the extension proposed within the previous application, ref. 67100/APP/2010/1475. Although this application was refused, it was not on design grounds, with the only reason for refusal being the internalisation and lack of outlook to a bedroom.

Detailed design has been the subject of discussion with planning and design officers. Materials have been specified on the plans, namely matching reclaimed London stock bricks and matching slate tiles. Samples have been conditioned. The design of the currently proposed windows in the two storey side extension would be a better match for those on the main cottage, being timber sash windows with a strong vertical emphasis and matching soldier course detailing. The ground floor sliding doors would replicate the large opening of the original barn doors, assisting with retaining the rural character of the building. Towards the rear of the building on the second/third barn/store, the single storey side extension would be removed and the inappropriate bricks used in its construction and that of the first floor wall above would be replaced with the London stocks. The extent of glazing has been kept to a minimum at the rear, with the use of smaller timber framed casement windows on the first floor which would help to maintain the appearance of the barn. The re-use of feather edge timber boarding, which formed part of the original cladding of this part of the building will also assist to retain the rural character.

Overall, it is considered that the proposed extension would harmonise with the character and appearance of the original building and the proposed works to the second/third barn would rectify the harm caused to the building by the unauthorised works. The scheme complies with Policies BE13 and BE15 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and section 5.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

7.08 Impact on neighbours

There are no residential properties to the east that would be materially affected by the proposed development.

The adjoining property, No. 2 Westfield Cottages would not be adversely affected by the small increase in the ridge height of the barn/store, with the bulk of the work being on the opposite side of the application property. There are three existing windows on the ground and first floors of the second and third barn/store that face onto the rear garden of this property. Although these are existing windows, this proposal would result in an intensification of their use and therefore a condition is recommended, requiring them to be obscure glazed and non-opening below a height of 1.8m. Also proposed is a new rooflight in the roofslope fronting this property but the internal floor height would not permit any overlooking.

As such, the proposal would comply with Policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

With regards to the internal layout, the rear bedroom previously proposed as part of application ref. 67100/APP/2010/1465 has been omitted and the space incorporated into the front bedroom served by a front window. A rear rooflight has also been added that although it will not provide any outlook, will increase natural light to the rear of the room. No objections are raised to the obscure glazing of the existing windows to the rear that overlook No. 2 Westfield Cottages as these are either secondary or serve the first floor corridor. All other habitable rooms would have adequate sunlight and natural lighting to provide a satisfactory environment for future occupiers.

The existing garden curtilage of the application site provides over 350m² of private amenity space, greatly in excess of the minimum 100m² area required by design guidance.

As such, it is considered that although the scheme has altered in terms of the extent of the attached barn/store proposed for conversion, it does overcome the only reason for reason for refusal of application 67100/APP/2010/1465. The proposal would comply with policies BE20 and BE24 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 5.3 of the London Plan (July 2011).

7.10 Traffic impact, Car/cycle parking, pedestrian safety

The conversion of the barn to provide additional residential accommodation for the existing cottage would not result in any significant additional traffic generation. A driveway immediately to the east of the building has recently been re-laid and extended which would provide ample off-street car parking. As such, the development complies with Policies AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.11 Urban design, access and security

This is dealt with in Sections 7.03 and 7.05 above.

7.12 Disabled access

Not applicable to this development.

7.13 Provision of affordable & special needs housing

Not applicable to this development.

7.14 Trees, landscaping and Ecology

The Council's Tree Officer advises that although there are trees on the periphery of the site, there are no significant trees sufficiently close to constrain the proposed development. No objections are raised, subject to suitable tree protection and a landscaping scheme. As such, the scheme complies with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

Not applicable to this development which involves a single dwellinghouse.

7.16 Renewable energy / Sustainability

Not applicable to this development.

7.17 Flooding or Drainage Issues

Not applicable to this development.

7.18 Noise or Air Quality Issues

Not applicable to this development.

7.19 Comments on Public Consultations

No public comments have been received on this application.

7.20 Planning obligations

The scale and scope of this development does not raise any S106 considerations.

7.21 Expediency of enforcement action

The implementation of this scheme will remedy a number of breaches of development control previously brought to the attention of this committee. No other enforcement issues are raised by this application.

7.22 Other Issues

There are no other relevant planning issues raised by this application.

8. Observations of the Borough Solicitor

When making their decision, Members must have regard to all relevant planning legislation, regulations, guidance, circulars and Council policies. This will enable them to make an informed decision in respect of an application.

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are 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).

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is unlikely that this article will be breached.

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

Article 14 states that the rights under the Convention shall be secured without discrimination on grounds of 'sex, race, colour, language, religion, political or other opinion, national or social origin, association with a national minority, property, birth or other status'.

9. Observations of the Director of Finance

10. CONCLUSION

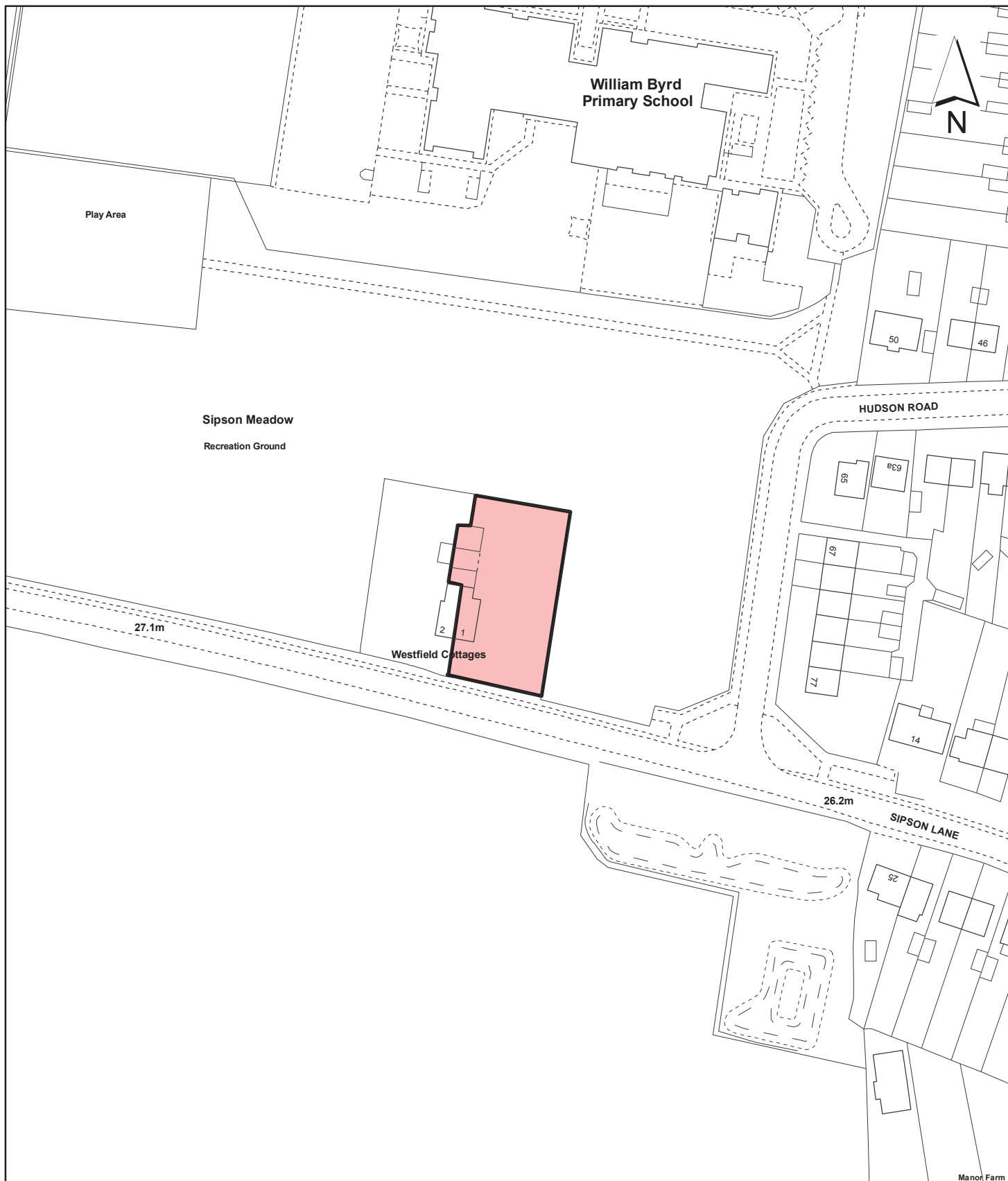
PPG2 makes clear that the re-use of buildings within the Green Belt is not inappropriate development. Furthermore, as the new residential accommodation would extend the existing cottage, retaining a single family dwelling on site, no objections are raised to the proposed use. The proposed extension is a small scale addition to the property. No adjoining residential properties would be affected by the proposed works and the scheme would make good the harm inflicted upon the building of previous unauthorised works. The scheme would provide suitable residential accommodation. It is recommended for approval.

11. Reference Documents

PPG2: Green Belts
London Plan (July 2011)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Extensions
Consultation Responses

Contact Officer: Richard Phillips

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Notes



Site boundary

For identification purposes only.

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Site Address

**1 Westerfield Cottages
Sipson Lane
Harlington**

Planning Application Ref:

67100/APP/2011/367

Planning Committee

Central and South

Scale

1:1,250

Date

**September
2011**

**LONDON BOROUGH
OF HILLINGDON
Planning,
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