

Report of the Head of Planning, Transportation and Regeneration

Address THE OLDE NORTHWOOD PH 142 PINNER ROAD NORTHWOOD

Development: Conversion of public house to residential use to provide 4 self-contained flats including habitable roofspace and roof terrace, demolition of existing garages and rear element and the erection of 2 x two storey, dwellings with habitable roofspace including parking and amenity space and external works

LBH Ref Nos: 73773/APP/2020/3002

Drawing Nos: 20114-A-P100 Rev D
20114-A-P210
20114-A-P200 Rev D
A-010
A-011
AX-100
AX-101
AX-200
Planning and Design and Access Statement
20114-A-P101 Rev C

Date Plans Received: 21/09/2020 **Date(s) of Amendment(s):** 15/10/2020

Date Application Valid: 16/10/2020 19/01/2021
21/09/2020

1. SUMMARY

The property is located within the Old Northwood Area of Special Local Character and formerly contained a two storey residential unit. Planning approval for the demolition of the existing public house and erection of a part three storey part two storey building to provide 9 flats was approved in January 2020. This proposal considers the retention of the building and conversion to form 4 flats and the provision of a pair of semi-detached properties to the rear of the site.

The proposed development would respect the character and appearance of the Area of Special Local Character. It is considered that the proposal would not significantly impact on the amenity of neighbouring occupiers and would provide adequate living accommodation, amenity space and parking provision.

As such the proposal is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 20114-A-P100 Rev D; 20114-A-P101 Rev C; 20114-A-P200 Rev D and 20114-A-P210, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

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

3 RES7 Materials (Submission)

No superstructure works shall take place until details of all materials and external surfaces, have been submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

REASON

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

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

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

1. Details of Soft Landscaping

1.a Planting plans (at not less than a scale of 1:100),

1.b Written specification of planting and cultivation works to be undertaken,

1.c Schedule of plants giving species, plant sizes, and proposed numbers/densities where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Car Parking Layouts (including demonstration that 5% of all parking spaces are served by electrical charging points)

2.e Hard Surfacing Materials

2.f External Lighting

2.g Other structures (such as play equipment and furniture)

3. Living Walls and Roofs

3.a Details of the inclusion of living walls and roofs

3.b Justification as to why no part of the development can include living walls and roofs

4. Details of Landscape Maintenance

4.a Landscape Maintenance Schedule for a minimum period of 5 years.

4.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

5. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies DMHB 11, DMHB 12, DMHB 14, DMEI 1 and DMT 2 of the Hillingdon Local Plan Part 2 (2020) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (2015).

5 RES14 Outbuildings, extensions and roof alterations

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development)(England) Order 2015 (or any order revoking and re-enacting that Order with or without modification); no garage(s), shed(s) or other outbuilding(s), nor extension or roof alteration to the dwellinghouse(s) shall be erected without the grant of further specific permission from the Local Planning Authority.

REASON

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

6 RES22 Parking Allocation

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

REASON

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

7 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

development.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

8 NONSC Flood Risk Mitigation

Prior to commencement of any superstructure works, suitable ground investigations should be carried out that demonstrate the development will not effect local surface water or contribute to future issues should climate change worsen. A report should be submitted to demonstrate an understanding of what the risk is to the site and if it is found at risk, suitable mitigation proposed to ensure that the occupants of the proposed dwellings would not be at risk of flooding.

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan Part 2 (2020) and London Plan (2016) Policy 5.12.

9 NONSC Noise levels

The noise level in rooms at the development hereby approved shall meet the internal noise levels specified in BS8233:2014 for internal rooms and external amenity areas.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with London Plan Policy 7.15.

10 NONSC Step free access

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

REASON

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

11 COM31 Secured by Design

The building(s) shall achieve 'Secured by Design' accreditation awarded by the Hillingdon Metropolitan Police Crime Prevention Design Adviser (CPDA) on behalf of the Association of Chief Police Officers (ACPO). No building shall be occupied until accreditation has been achieved.

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 to ensure the development provides a safe and secure environment

in accordance with Hillingdon Local Plan Part 2 policy DMHB 15 and London Plan (2016) Policies 7.1 and 7.3.

12 NONSC Compliance with Building Regulations

The dwellings hereby approved shall be constructed to meet the standards for a Category 2 M4(2) dwelling, as set out in Approved Document M to the Building Regulations (2010) 2015, and all such provisions shall remain in place for the life of the building.

REASON

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

INFORMATIVES

1 I47 Damage to Verge - For Council Roads:

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

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

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

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

2 I15 Control of Environmental Nuisance from Construction Work

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

A. Demolition and construction works which are audible at the site boundary shall only be carried out between the hours of 08.00 and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank or Public Holidays.

B. All noise generated during such works shall be controlled in compliance with British Standard Code of Practice BS 5228:2009.

C. Dust emissions shall be controlled in compliance with the Mayor of London's Best Practice Guidance' The Control of dust and emissions from construction and demolition.

D. No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section

61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a plot of approximately 750 sqm situated on the North Eastern corner of the junction of Pinner Road and High Street. It currently comprises a two storey building at the front of the plot, which is a former Public House with the main entrance facing the junction. To the rear of the building is a single storey extension and a car park, with detached garages and car port, accessed from High Street.

The street scene is primarily residential in character and appearance. To the rear of the site is a single storey retail unit No. 2 High Street and opposite are railway lines. The application site lies within the Old Northwood Area of Special Local Character (ASLC). It is also within a critical drainage area and shown at risk of surface water flooding. It has a PTAL of 2.

3.2 Proposed Scheme

The proposal is for the conversion of the existing public house to residential use to provide 4 self-contained flats including habitable roofspace. It is also proposed to demolish the existing garages, car port and rear element and the erection of 2 x two storey dwellings with habitable roofspace, including parking and amenity space.

3.3 Relevant Planning History

73773/APP/2019/2660 140-142 Pinner Road Northwood

Demolition of existing public house and residential buildings and erection of part three-storey, part two storey detached building to provide 1 x 3-bed, 5 x 2-bed and 3 x 1-bed self contained flats with associated works

Decision: 24-01-2020 Approved

73773/PRC/2018/104 Land And Buildings At 142 Pinner Road Northwood

Redevelopment of site to provide 9 flats.

Decision: 28-08-2018 OBJ

73773/PRC/2020/190 Land And Buildings At 142 Pinner Road Northwood

Conversion of existing former pub building to provide residential dwellings associated external alterations, demolition of existing garages to rear to provide dwelling houses.

Decision: 02-12-2020 OBJ

Comment on Relevant Planning History

A previous submission under application 73773/APP/2019/2660 for the demolition of existing public house and residential buildings and erection of part three-storey, part two

storey detached building to provide 1 x 3-bed, 5 x 2-bed and 3 x 1-bed self contained flats with associated works, was approved in January 2020.

4. Planning Policies and Standards

Development Plan

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

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

The Local Plan: Part 1 - Strategic Policies (2012)

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

The Local Plan: Part 2 - Site Allocations and Designations (2020)

The West London Waste Plan (2015)

The London Plan - Consolidated With Alterations (2016)

Material Considerations

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

Emerging Planning Policies

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

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

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

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

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

On 9th December 2020, the Mayor wrote to the Secretary of State to advise of his intention

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

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

DMCI 1 Retention of Existing Community Sport and Education Facilities

DMHB 1 Heritage Assets

DMHB 11 Design of New Development

DMHB 12 Streets and Public Realm

DMHB 14 Trees and Landscaping

DMHB 16 Housing Standards

DMHB 18 Private Outdoor Amenity Space

DMHB 5 Areas of Special Local Character

DMT 2 Highways Impacts

DMT 6 Vehicle Parking

LPP 3.3 (2016) Increasing housing supply

LPP 3.4 (2015) Optimising housing potential

LPP 3.5 (2016) Quality and design of housing developments

LPP 3.8 (2016) Housing Choice

LPP 5.12 (2016) Flood risk management

LPP 5.13 (2016) Sustainable drainage

LPP 6.12 (2016) Road Network Capacity

LPP 6.13 (2016) Parking

LPP 6.3 (2016) Assessing effects of development on transport capacity

LPP 6.9 (2016) Cycling

LPP 7.4 (2016) Local character

LPP 7.8 (2016) Heritage assets and archaeology

NPPF- 11	NPPF-11 2018 - Making effective use of land
NPPF- 12	NPPF-12 2018 - Achieving well-designed places
NPPF- 16	NPPF-16 2018 - Conserving & enhancing the historic environment
NPPF- 2	NPPF-2 2018 - Achieving sustainable development
NPPF- 5	NPPF-5 2018 - Delivering a sufficient supply of homes

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

44 neighbours, the Northwood Hills Residents Association and the Northwood Residents Association were consulted for a period of 21 days expiring on the 9 November 2020. 42 responses were received raising the following issues:

- Only to be expected that this site will be redeveloped, please consider traffic
- Insufficient parking
- Historic building
- We don't need more flats
- Erasing part of Northwood history for greed
- Loss of a local historic building
- Loss of the community facility/public house
- Out of keeping with the area
- Corrupt if approved
- Area overpopulated already

Cadent Gas - Due to the presence of Cadent and/or National Grid apparatus in proximity to the specified area, the contractor should contact Plant Protection before any works are carried out to ensure the apparatus is not affected by any of the proposed works.

Internal Consultees

Access Officer - The proposal falls short of the requisite standards for an M4(2) accessible and adaptable dwelling. Particular attention should be paid to the size of the entrance level WC required for a three bed dwelling and to the clear access zones within the cubicle. The plan should show evidence of level access and clear zones within the kitchen, bedroom and bathroom. Any grant of permission should include a condition requiring compliance with Building regulations.

Officer response: Revised plans have been submitted to address these concerns.

Conservation and Urban Design - No. 142 is an early 20th century former public house of significant notable interest located within the Old Northwood ASLC. It is a prominent building located on the corner of Pinner Road and High Street. It positively contributes to the street scene of both roads, with the main entrance located at the corner. The entrance is set at an angle and is highlighted by a decorative pediment above. The angled wall rises above the roof eaves and retains the old pub signage.

Whilst the building has benefitted from some alterations it still includes many attractive features. The interior of the former pub is fairly altered however the plan arrangement of the two separate bar

areas is notable alongside some cast iron fireplaces. The significant architectural merit of the exterior allows the former pub to positively contribute to the character and appearance of the surrounding area.

The northern portion of the site is occupied by a detached outbuilding of a similar date to the former public house. It was originally a much longer structure projecting further eastward. It is positioned along the boundary with High Street and simply characterised by a gable end, slate roof construction of London stock brick.

The site is a focal point along Rickmansworth/Pinner Road and forms part of the gateway into the Old Northwood ASLC. It is an important transition point from the Arts and Crafts aesthetic that defines the outer residential areas of Northwood and the Victorian and Edwardian splendour of Old Northwood. The former pub is a key landmark building and a positive local contributor to the surrounding area.

There are no objections, from a conservation perspective to the principle of converting the former public house for residential use. The conversion would allow for 4 residential units within the existing built envelope. From reviewing the submitted information, in general the external character and appearance of the former pub and notable external features would be retained. The retention of the building's external character would be commendable ensuring it continues to have a pub-like aesthetic, positively contributing to the ASLC.

However there would be concerns in relation to the proposed private terrace at roof level associated to Flat 3 (off bedroom 3). This feature would be highly visible from the Pinner Road street scene. Roof terraces are not an established feature within the ASLC and would be a contrasting element considering the character of the building. This would need to be omitted, a rooflight could be considered.

The roof terrace associated with flat 4 would be visible from High Street and to mitigate the appearance of the terrace it is recommended the lower portion of the proposed terrace enclosure is constructed of brick, to match the existing building and topped with a smaller section of railings. It is assumed the existing windows are to be retained, repaired and re-used which would be strongly supported.

The loss of the outbuilding would be considered regrettable. It is important material wastage is kept to a minimum therefore the structure would need to be carefully demolished. Existing materials would need to be salvaged and ideally re-used as part of the development.

It is recognised that there is scope to enhance the site. The proposed semi-detached pair of dwelling houses appears to have been designed in a manner which would relate to the appearance of the existing Victorian/Edwardian dwellings further along the High Street. Therefore, the design approach would be deemed admissible in this instance. However, the box dormers and projecting balconies to the rear roof slope would be considered unacceptable. Ideally the dormer design should reflect the form and character of the proposed building and ideally reduced in width. The balcony element would need to be omitted and replaced with a window to match those proposed at first floor.

Further information of all external materials and finishes would be required; this can be covered by way of a condition. There are no objections to the proposed roof lights however they would need to be conservation roof lights and flush along the roof line.

Officer response: The plans have been amended in accordance with the Conservation Officer's comments.

Trees/Landscape Officer - There is no soft landscaping and no TPO's on site. No trees or

landscape features of merit will be affected by the proposal. The proposal introduces areas of soft landscaping to the front and side of the building and amenity space at both ground level and roof level. Landscape details which should be subject to conditions. Any shared amenity space will need to be actively managed. No objection subject to landscape conditions.

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

National Planning Policy Framework states there is a presumption in favour of sustainable development which is described for decision taking as "approving development proposals which accord with the development plan." As a core planning principle the effective use of land is encouraged by reusing land that has been previously developed (brownfield land). The proposed site currently comprises of a public house and constitutes 'previously developed land'. There is a presumption in favour of residential development on brownfield land subject to other material planning considerations as detailed below.

Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) advises that proposal involving the loss of an existing community facility will be permitted if the specific use is not longer required on site. In such circumstances the applicant must provide evidence demonstrating that the proposal would not lead to a shortfall in provision for the specific use within the local catchment area and there is no demand for another suitable social infrastructure use on-site. Applicants will need to demonstrate that the existing, specific social infrastructure is no longer required on-site. Where this is the case, marketing evidence should be submitted to establish the lack of demand, by showing the premises have been offered at a reasonable charge to appropriate user groups.

The site is situated in a predominantly residential area. The nearest alternative facilities are located within the Northwood Hills town centre approximately 545m to the east of the site. Additional facilities are also available in Northwood town centre approximately 920m to the north west. In the previous submission the applicant submitted evidence to demonstrate that The Olde Northwood as a public house through regular changes in ownership and management with a meagre footfall or passing trade and the general weak trading environment for public houses, was not a viable prospect. The premises have been advertised since June 2016 until 31st December 2018, when 24 expressions of interest were raised in the premises but none as a use as a public house.

The principle of the development is therefore considered acceptable, as it would accord with the objectives of Policy DMCI 1 of the Local Plan: Part Two - Development Management Policies (2020) and the NPPF.

7.02 Density of the proposed development

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

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

impact on adjoining occupiers.

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

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

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

Policy DMHB 12 advises that development should be well integrated with the surrounding area. It should ensure public realm design takes account of the established townscape character and quality of the surrounding area.

Policy DMHB 5 (Areas of Special Local Character) states that within ALSC new development should reflect the character of the area and its original layout. Alterations should respect the established scale, building lines, height, design and materials of the area. Extensions to dwellings should be subservient to and respect the architectural style of the original buildings and allow sufficient space for appropriate landscaping, particularly between and in front of buildings.

The proposal includes the conversion of the existing building to provide 4 self contained flats and the erection of a pair of semi detached two storey dwellings to the rear of the site.

The proposed alterations to the building include the demolition of an existing single storey extension to the rear of the building. It also includes the provision of an addition ground floor window and three rooflights on the western side elevation, and 2 additional windows on the ground floor and 1 rooflight on the east side elevation. The Conservation Officer has advised that from reviewing the submitted information, in general the external character and appearance of the former pub and notable external features would be retained. The retention of the building's external character would be commendable ensuring it continues to have a pub-like aesthetic, positively contributing to the ASLC.

To the rear of the site it is proposed to erect a pair of semi detached properties. These would be set in part on the footprint of the existing garage and the building would measure 9.9m in width, 10.4m in depth with a gabled roof of 8.85m in height. The properties would front High Street and have the same height as the adjacent terrace. The Conservation Officer advises that the proposed semi-detached pair of dwelling houses appears to have been designed in a manner which would relate to the appearance of the existing Victorian/Edwardian dwellings further along the High Street. Therefore, the design approach would be deemed admissible in this instance.

Therefore it is considered that the proposed development would be in keeping with the character and appearance of the surrounding Area of Special Local Character and that its visual impact is acceptable. As such the proposal would comply with policies DMHB 5 and DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020).

7.04 Airport safeguarding

Not relevant to this proposal.

7.05 Impact on the green belt

Not relevant to this proposal.

7.07 Impact on the character & appearance of the area

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

7.08 Impact on neighbours

Policy DMHB 11 of the Local Plan: Part Two - Development Management Policies (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should also not adversary impact on the amenity, daylight and sunlight of adjacent properties and open space. The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties or onto private opens spaces. A minimum of 21m separation distance between windows of habitable rooms will be required to maintain privacy. The Council will also expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook.

The proposal is for the retention of the existing public house building and the erection of a pair of semi-detached dwellings on the site of the existing garage building to the rear of the site.

The proposed conversion would include additional windows at ground floor level and new roof lights, which would not significantly increase any overlooking to that already in existence. To the side/rear of flat 4 is proposed a roof terrace, to the side of the living room. This would be adjacent to High Street and separated from the adjacent property by the existing building.

To the rear of the site is proposed the pair of semi detached properties. These would front High Street, maintaining a similar building line to the adjacent properties. The principle windows would face front and rear, with the rear windows facing towards a storage area and garages, serving 2-4 High Street. Given the scale and position of the proposed dwellings it is not considered that they would impact on the amenity of neighbouring occupiers.

It is therefore considered that the proposal would not result in an unacceptable impact on the amenity of the neighbouring occupiers and as such complies with Policy DMHB 11.

7.09 Living conditions for future occupiers

Residential Amenity of future occupiers

London Plan Policy 3.5 seeks to ensure that all housing developments are of the highest quality, both internally and externally and in relation to their context and the wider environment.

Policy DMHB 16 sets out the minimum internal floor spaces required for developments in order to ensure that there is an adequate level of amenity for existing and future occupants. The standards require:

- 2 bed, three person unit on 1 storey should have a minimum of 61sqm
- 2 bed, four person unit on 1 storey should have a minimum of 70sqm
- 3 bed, five person unit on 2 storeys should have a minimum of 93sqm
- 3 bed, 6 person property on 3 storeys should have a minimum of 108sqm

Whilst the semi detached properties and units 1, 2 and 4 would comply with this standard, flat 3 would only achieve 91.5sqm against a requirement of 93sqm. However this is only

marginally below the required standard over 2 floors and it may be unreasonable to refuse the proposal on this basis only. It is therefore considered that the proposed flats would provide a satisfactory living environment for the future occupiers in compliance with the principles of adopted policy.

It is considered that all the proposed habitable rooms and those altered by the proposals would maintain an adequate outlook, ventilation and source of natural light in accordance with the requirements of Policy 3.5 of the London Plan 2016.

Policy DMHB 18 requires all new residential development to provide good quality and useable private outdoor amenity space. A 3 bed residential property would require amenity space of at least 60sqm. Whilst 1 unit would provide sufficient amenity space, the other would be marginally below this only achieving 56sqm, less than the requirement. With regard to the flats, this would require a 2 bed unit to have a minimum of 25sqm and for a 3 bed property 30sqm. This would require a total of 105sqm of amenity space. There is no communal garden facility although 3 of the units are shown to have private amenity space of 17.85sqm; 22.3sqm and 8.7sqm. This would be less than policy requirements. However it is noted that the application site is situated just 110m from a large recreation ground and it would be unreasonable to object to the proposal on this basis.

7.10 Traffic impact, car/cycle parking, pedestrian safety

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

It is proposed to provide converted to 4 flats (1x1, 2x2 & 1x3 bedrooms) together with the construction of 2 three-bedroom town houses. The maximum standard requires 1-1.5 spaces per unit (up to 2 bedrooms in scale) with 2 spaces for the three bedroom units hence a total quantum of 9-11 spaces should be provided in order to comply with the adopted parking standard. Hence there is a deficit in provision with the 6 spaces proposed which equates to a 1:1 parking ratio per unit. However, it is noted that the existing consent was determined on the basis of the same parking ratio.

It is also noted that the surrounding residential catchment and road network exhibits certain characteristics which arguably support a marginally lower quantum of on-plot parking provision. The local area is covered by extensive daytime parking controls in the vicinity of the address which in the main operate between 9am to 6.30pm - Monday to Saturday which limits the likelihood of untoward parking displacement. Double yellow lines are also present at key junction locations further reinforcing this aspect.

When contextualising the above factors (including the existing consent) and facets of the surrounding local area, it is considered that the quantum of parking proposed is to an acceptable level.

Detail of parking allocation per unit is sought in order to secure the appropriate allocation of spaces. This aspect would be subject to a planning condition.

Electric Vehicle Charging Point (EVCP) Provision

In line with the emerging London Plan, within the final parking quantum there is a requirement for a minimum 20% 'active' EVCP provision with all remaining spaces (80%) being designated as 'passive' provisions. This would equate to 1 space designated as 'active' with the remaining 5 spaces acting as 'passive' provisions. This aspect can be

secured via planning condition.

Cycle/ Provision

In terms of cycle parking there should be a provision of at least 1 secure and accessible space for two bedroom units with 2 spaces for the larger three bedroom provisions. This equates to 9 spaces in total. This again should be secured via planning condition.

7.11 Urban design, access and security

As previously discussed.

7.12 Disabled access

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

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

The Landscape Officer has advised that the site is occupied by a vacant two-storey pub, with parking to the rear, at the junction of Pinner Road and High Street, Northwood. The property has a car park to the rear which is accessed from the High Street. There is no soft landscape and there are no TPO's or Conservation Area designations affecting the site. The property lies within the area covered by Old Northwood Area of Special Local Character.

This application follows previous applications ref. 2019/2660. No trees or landscape features of merit will be affected by the proposal. The Landscape Officer has advised that the proposal introduces areas of soft landscaping to the front and side of the building and amenity space at both ground and first floor level. There are no objections to this proposal subject to the submission of landscaping details.

7.15 Sustainable waste management

Not relevant to this proposal.

7.16 Renewable energy / Sustainability

Not relevant to this proposal.

7.17 Flooding or Drainage Issues

The site lies within a critical drainage area and is identified as a site at risk of surface water flooding.

The current scheme reduces the overall level of built form on the site from that previously approved. Currently the whole site is covered by buildings or non porous areas of hardstanding, which increases the risk of surface water flooding within the site and surrounding area. The proposal would significantly reduce this, introducing approximately 162sqm of soft landscaping to the site. Other mitigation measures can also be provided to ensure that the new dwellings were not at increased risk of flooding and details for the provision of these measures is the subject of a SUDS condition.

7.18 Noise or Air Quality Issues

Not relevant to this proposal.

7.19 Comments on Public Consultations

The previous consent was for the demolition and redevelopment of the site. This proposal retains the existing building and converts it to 4 flats. The principle for development and other planning considerations are addressed appropriately within the main body of the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £65 per sq metre.

7.21 Expediency of enforcement action

Not relevant to this proposal.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

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

Planning Obligations

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

Equalities and Human Rights

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

The requirement to have due regard to the above goals means that members should consider whether persons with particular protected characteristics would be affected by a proposal when compared to persons who do not share that protected characteristic.

Where equalities issues arise, members should weigh up the equalities impact of the proposals against the other material considerations relating to the planning application. Equalities impacts are not necessarily decisive, but the objective of advancing equalities must be taken into account in weighing up the merits of an application. The weight to be given to any equalities issues is a matter for the decision maker to determine in all of the circumstances.

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

It is considered that the proposal would respect the character and appearance of the wider street scene and would not be detrimental to the amenity of the neighbouring occupiers. The proposal would provide adequate living and amenity space and no objections have been raised by the Highways or Conservation Officers.

It is therefore recommended for approval.

11. Reference Documents

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

Hillingdon Local Plan Part 2 (January 2020).

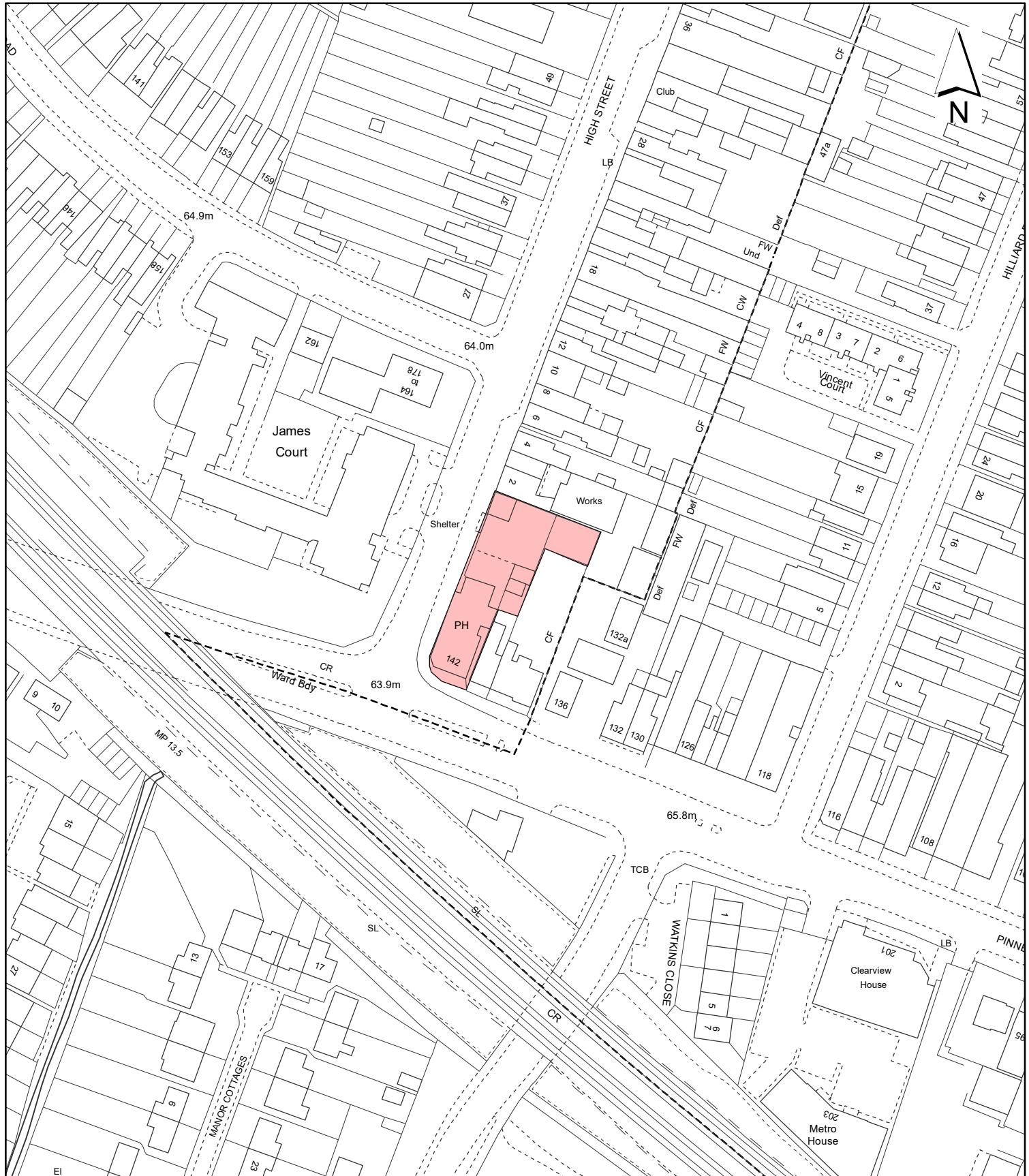
The London Plan (2016).

Supplementary Planning Document 'Accessible Hillingdon'.

National Planning Policy Framework.

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Notes:

 Site boundary

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Site Address:

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Planning Application Ref:

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Scale:

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Planning Committee:

North

Date:

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HILLINGDON
LONDON