

Report of the Head of Planning, Transportation and Regeneration

Address 173-175 FIELD END ROAD EASTCOTE PINNER

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

LBH Ref Nos: 1919/APP/2020/4231

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

Date Plans Received: 18/12/2020

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

Date Application Valid: 04/01/2021

1. SUMMARY

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

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

Subject to conditions, this application is recommended for approval.

2. RECOMMENDATION

APPROVAL subject to the following:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers L(--)001 Rev. D; L(--)002 Rev. B; L(--)003 Rev. A; L(--)004 Rev. D; L(--)005 Rev. D and L(--)006 Rev. C, and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part 1 (2012), the Hillingdon Local Plan: Part 2 (2020) and the London Plan (2021).

3 RES7 Materials

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

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

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

REASON

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

4 NONSC Acoustic Floor Details

Prior to commencement of works pertaining to the first floor residential units, details of the acoustic floor to be installed at first floor level shall be submitted to and approved in writing by the Local Planning Authority. Thereafter the development shall be carried out and maintained in full accordance with the approved details.

REASON

To ensure that future occupiers are safeguarded against noise nuisance generated by the commercial uses at ground floor level, in accordance with Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) and Policy D14 of the London Plan (2021).

5 RES9 Landscape Scheme

Prior to commencement of superstructure works, a landscape scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall include: -

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

where appropriate

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Cycle Storage

2.c Means of enclosure/boundary treatments

2.d Hard Surfacing Materials

2.e External Lighting

3. Living/Green Roofs

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

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

4. Schedule for Implementation

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies DMHB 11, DMHB 14 and DMT 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy G5 of the London Plan (2021).

6 COM31 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in exercising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000 to ensure the development provides a safe and secure environment in accordance with Policy DMHB 15 of the Hillingdon Local Plan: Part 2 (2020) and Policy D11 of the London Plan (2021).

INFORMATIVES

1 I52 Compulsory Informative (1)

The decision to GRANT planning permission has been taken having regard to all relevant

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

2 I53 Compulsory Informative (2)

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

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

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

In dealing with the application the Council has implemented the requirement in the National Planning Policy Framework to work with the applicant in a positive and proactive way. We have made available detailed advice in the form of our statutory policies from Local Plan Part 1, Local Plan Part 2, Supplementary Planning Documents, Planning Briefs and other informal written guidance, as well as offering a full pre-application advice service, in order to ensure that the applicant has been given every opportunity to submit an application which is likely to be considered favourably.

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

Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), this development is liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This will be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012. Before commencement of works the development parties must notify the London Borough of Hillingdon of the commencement date for the construction works (by submitting a Commencement Notice) and assume liability to pay CIL (by

submitting an Assumption of Liability Notice) to the Council at planning@hillingdon.gov.uk. The Council will then issue a Demand Notice setting out the date and the amount of CIL that is payable. Failure to submit a valid Assumption of Liability Notice and Commencement Notice prior to commencement of the development may result in surcharges being imposed.

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

Pre-Commencement Conditions: These conditions are important from a CIL liability perspective as a scheme will not become CIL liable until all of the pre-commencement conditions have been discharged/complied with.

5 I47 Damage to Verge - For Council Roads:

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

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

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

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

6 I25A The Party Wall etc. Act 1996

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

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

- 1) carry out work to an existing party wall;
- 2) build on the boundary with a neighbouring property;
- 3) in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations or planning controls. Building Control will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by Building Control should be taken as removing the necessity for the building owner to comply fully with the Act.

3. CONSIDERATIONS

3.1 Site and Locality

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

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

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

3.2 Proposed Scheme

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

EXISTING

Ground Floor:

Commercial unit

First Floor

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

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

Second Floor

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

PROPOSED

Ground Floor:

Commercial unit to remain as existing

First Floor

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

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

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

Second Floor and Third Floor

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

metres of amenity space

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

3.3 Relevant Planning History

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

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

Decision:

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

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

Decision: 20-08-2020 Approved

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

Installation of new shop front.

Decision:

Comment on Relevant Planning History

None.

4. Planning Policies and Standards

Development Plan

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

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

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

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

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

The West London Waste Plan (2015)

The London Plan (2021)

Material Considerations

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

UDP / LDF Designation and London Plan

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

Part 1 Policies:

PT1.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

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

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

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

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

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

RUISLIP, NORTHWOOD AND EASTCOTE LOCAL HISTORY SOCIETY:

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

PLANNING OFFICER COMMENT:

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

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

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

The description of the proposal is incorrect:-

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Three further points:-

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

We ask for this application to be refused.

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

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

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

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

PLANNING OFFICER COMMENT:

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

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

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

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

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

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

Internal Consultees

CONSERVATION AND URBAN DESIGN OFFICER:

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

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

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

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

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

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

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

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

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

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

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

PLANNING OFFICER COMMENT:

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

CONSERVATION AND URBAN DESIGN OFFICER FOLLOW-UP:

The amended plans have addressed the following:

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

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

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

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

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

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

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

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

No superstructure works shall take place until details of all external materials and surfaces, and samples of the 'bronze' zinc cladding and Siberian larch timber cladding, have been submitted to and approved in writing by the Local Planning Authority.

Thereafter the development shall be constructed in accordance with the approved details and be retained as such.

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

Railings -

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

Windows and doors -

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

PLANNING OFFICER COMMENT:

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

HIGHWAYS OFFICER:

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

ACCESS OFFICER:

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

PLANNING OFFICER COMMENT:

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

7. MAIN PLANNING ISSUES

7.01 The principle of the development

RESIDENTIAL DEVELOPMENT

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

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

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

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

UNIT MIX

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

Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) states that the Council will require the provision of a mix of housing units of different sizes in schemes of residential development to reflect the Council's latest information on housing need. The Council's current information on housing need indicates a substantial borough-wide requirement for larger affordable and private market units, particularly 3 bedroom properties, as identified in the Strategic Housing Market Assessment 2016.

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

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

7.02 Density of the proposed development

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

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

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

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

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

ARCHAEOLOGY

Not relevant to the consideration of this application.

CONSERVATION AREA AND LISTED BUILDINGS

Please see Section 07.07 of the report.

7.04 Airport safeguarding

Not relevant to the consideration of this application.

7.05 Impact on the green belt

Not relevant to the consideration of this application.

7.07 Impact on the character & appearance of the area

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

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

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

Listed Building.

Policy DMHB 4 of the Hillingdon Local Plan: Part 2 (2020) requires that new development within or on the fringes of conservation areas will be expected to preserve or enhance the character and appearance of the area. It should sustain and enhance its significance and make a positive contribution to the local character and distinctiveness.

Policy DMHB 11 of the Hillingdon Local Plan: Part 2 (2020) advises that all development will be required to be designed to the highest standards and incorporate principles of good design. It should take into account aspects including the scale of the development considering the height, mass and bulk of adjacent structures; building plot sizes and established street patterns; building lines and streetscape rhythm and landscaping.

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

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

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

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

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

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

7.08 Impact on neighbours

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

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

Paragraph 5.38 of the Hillingdon Local Plan: Part 2 (2020) states:

"The Council will aim to ensure that there is sufficient privacy for residents and it will resist proposals where there is an unreasonable level of overlooking between habitable rooms of adjacent residential properties, schools or onto private open spaces. A minimum of 21 metres separation distance between windows of habitable rooms will be required to maintain levels of privacy and to prevent the possibility of overlooking. In some locations where there is a significant difference in ground levels between dwellings, a greater separation distance may be necessary."

Paragraph 5.40 of the Hillingdon Local Plan: Part 2 (2020) states:

"For the purposes of this policy, outlook is defined as the visual amenity enjoyed by occupants when looking out of their windows or from their garden. The Council will expect new development proposals to carefully consider layout and massing in order to ensure development does not result in an increased sense of enclosure and loss of outlook."

Paragraph 5.41 of the Hillingdon Local Plan: Part 2 (2020) states:

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

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

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

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

7.09 Living conditions for future occupiers

INTERNAL LIVING CONDITIONS

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

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

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

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

The proposed development would provide the following:

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

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

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

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

AMENITY SPACE

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

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

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

The plans submitted indicate the following:

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

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

7.10 Traffic impact, car/cycle parking, pedestrian safety

TRAFFIC IMPACT AND PEDESTRIAN SAFETY

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

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

CAR PARKING

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

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

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

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

CYCLE PARKING

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

7.11 Urban design, access and security

URBAN DESIGN

Please see Section 07.07 of the report.

ACCESS

Please see Section 07.12 of the report.

SECURITY

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

- i) providing entrances in visible, safe and accessible locations;
- ii) maximising natural surveillance;
- iii) ensuring adequate defensible space is provided;
- iv) providing clear delineations between public and private spaces; and
- v) providing appropriate lighting and CCTV.

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

7.12 Disabled access

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

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

7.13 Provision of affordable & special needs housing

Not relevant to this proposal.

7.14 Trees, Landscaping and Ecology

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

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

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

7.15 Sustainable waste management

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

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

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

7.16 Renewable energy / Sustainability

Not relevant to the consideration of this application.

7.17 Flooding or Drainage Issues

Not relevant to the consideration of this application.

7.18 Noise or Air Quality Issues

NOISE

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

- 1) avoiding significant adverse noise impacts on health and quality of life
- 2) reflecting the Agent of Change principle as set out in Policy D13 Agent of Change
- 3) mitigating and minimising the existing and potential adverse impacts of noise on, from, within, as a result of, or in the vicinity of new development without placing unreasonable restrictions on existing noise-generating uses
- 4) improving and enhancing the acoustic environment and promoting appropriate soundscapes (including Quiet Areas and spaces of relative tranquillity)
- 5) separating new noise-sensitive development from major noise sources (such as road, rail, air transport and some types of industrial use) through the use of distance, screening, layout, orientation, uses and materials - in preference to sole reliance on sound insulation
- 6) where it is not possible to achieve separation of noise-sensitive development and noise sources without undue impact on other sustainable development objectives, then any potential adverse effects should be controlled and mitigated through applying good acoustic design principles
- 7) promoting new technologies and improved practices to reduce noise at source, and on the transmission path from source to receiver.

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

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

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

AIR QUALITY

Not relevant to the consideration of this application.

7.19 Comments on Public Consultations

Please see Section 06.1 of the report.

7.20 Planning Obligations

The Council adopted its own Community Infrastructure Levy (CIL) on August 1st 2014 and the Hillingdon CIL charge for additional floorspace for residential developments is £95 per square metre and office developments of £35 per square metre. This is in addition to the Mayoral CIL charge of £60 per sq metre.

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

Hillingdon CIL £18,286.90

Mayoral CIL £8,294.73

Total = £26,581.63

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

None.

8. Observations of the Borough Solicitor

General

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

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

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

Planning Conditions

Members may decide to grant planning consent subject to conditions. Planning consent should not be refused where planning conditions can overcome a reason for refusal. Planning conditions should only be imposed where Members are satisfied that imposing the conditions are necessary, relevant to planning, relevant to the development to be

permitted, enforceable, precise and reasonable in all other respects. Where conditions are imposed, the Council is required to provide full reasons for imposing those conditions.

Planning Obligations

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

Equalities and Human Rights

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

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

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

9. Observations of the Director of Finance

Not applicable

10. CONCLUSION

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

It is considered, on balance, that the density and design of the proposal would respect the character and appearance of the wider street scene and would not be detrimental to the amenity of the neighbouring occupiers. The proposal would provide adequate living and amenity space in this sustainable location and is considered acceptable.

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

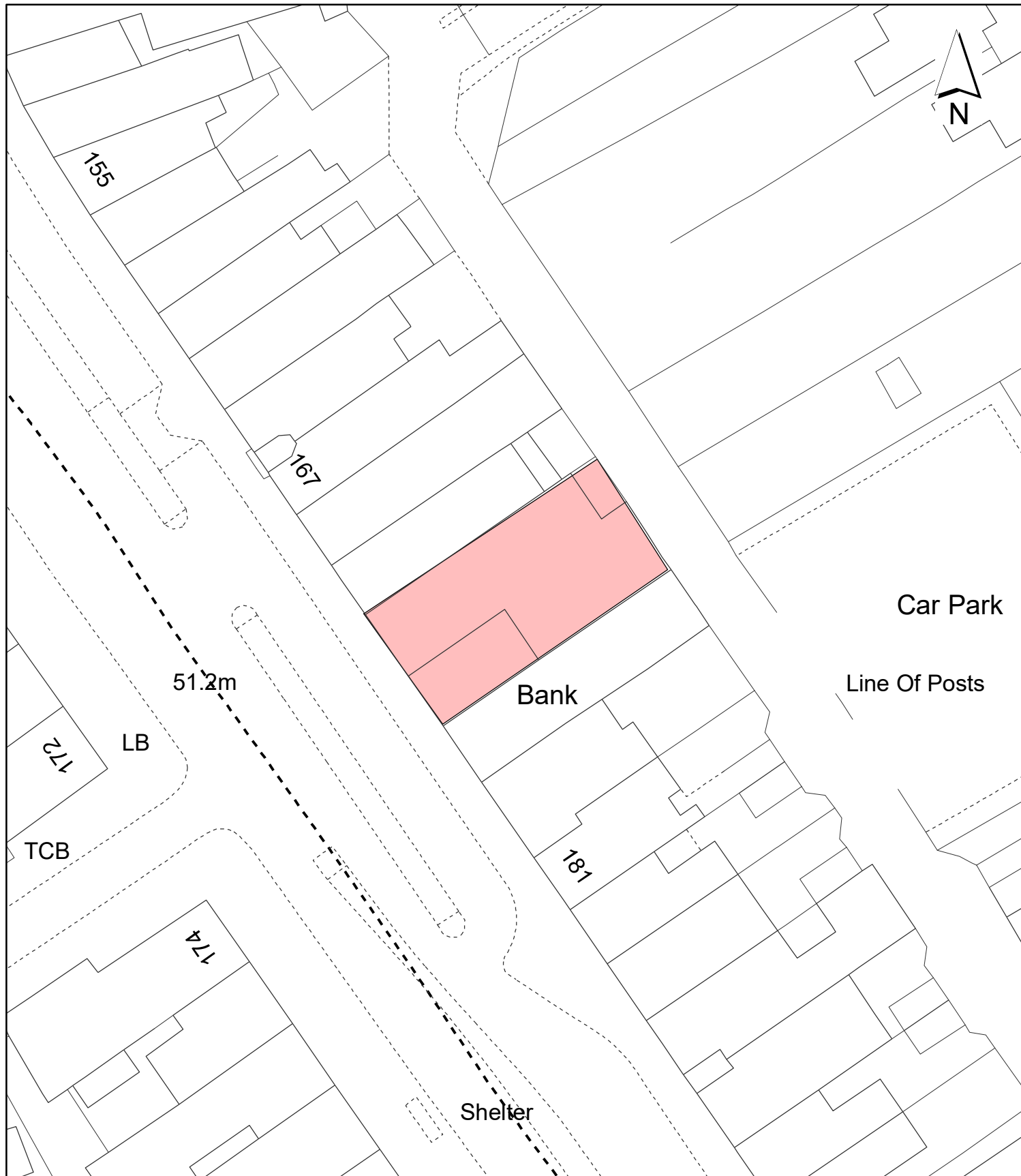
11. Reference Documents

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

National Planning Policy Framework (2019)

Contact Officer: Michael Briginshaw

Telephone No: 01895 250230



Notes:

 Site boundary

For identification purposes only.

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Site Address:

173-175 Field End Road

Planning Application Ref:

1919/APP/2020/4231

Planning Committee:

North

Scale:

1:500

Date:

May 2021

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

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