

Report of the Head of Development Management and Building Control Planning Committee Report

Case Officer: **Emilie Bateman**

8905/APP/2024/2478

Date Application Valid:	16.09.24	Statutory / Agreed Determination Deadline:	09.06.25
Application Type:	Full	Ward:	Ickenham and South Harefield

Applicant: **Mr Soni**

Site Address: **90 Long Lane**

Proposal: **Demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities.**

Summary of Recommendation: **REFUSE planning permission**

Reason Reported to Committee: **Required under Part 3 of the Planning Scheme of Delegation (Petition received)**



Summary of Recommendation:

REFUSE planning permission for the reasons specified in Appendix 1.

1 Executive Summary

- 1.1 Full planning permission is sought for the demolition of the existing detached dwelling and the erection of a new building comprising 4 three-bedroom flats and 5 two-bedroom flats, with associated parking and amenities.
- 1.2 The application is presented to Planning Committee following the receipt of three petitions: one in support of the scheme and two objecting to it.
- 1.3 A previous application for a similar development (ref: 8905/APP/2023/2419) was refused by the Planning Committee in April 2024, citing six reasons for refusal summarised as follows:
 - Inappropriate housing mix;
 - Harmful impact on character and appearance;
 - Adverse effects on neighbouring amenity;
 - Highway safety concerns;
 - Loss of valuable trees; and
 - Inadequate Fire Safety information.
- 1.4 The current application seeks to address these previous reasons for refusal. Notably, the proposed housing mix now includes 4 three-bedroom units capable of supporting family living, aligning with the Hillingdon Local Plan, the London Plan, and the National Planning Policy Framework (NPPF). However, despite minor amendments to the design, the siting, scale, width, and massing, the overall design of the proposed building would continue to result in a harmful impact on the character, appearance, and visual amenities of the street scene and the setting of the Ickenham Village Conservation Area. The public benefits offered would not outweigh the identified 'less than substantial harm' to the Conservation Area.
- 1.5 In terms of neighbouring amenity, whilst daylight and sunlight impacts have been adequately addressed, the proposal would still result in an unacceptable sense of enclosure and loss of outlook for adjoining occupiers, due to the building's height, depth, and bulk.
- 1.6 Highways concerns raised previously have been satisfactorily resolved. The revised access arrangements ensure both vehicular and pedestrian safety, and sufficient on-site parking provision is also proposed. With respect to trees, the current scheme now retains the previously identified high-value Category A and B trees. The Council's Trees and Landscaping Officer has welcomed these amendments, and the previous reason for refusal on these grounds has been overcome.

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- 1.7 The proposal would provide acceptable living accommodation and sufficient outdoor amenity space for future residents. Furthermore, it would achieve a biodiversity net gain of approximately 15% and would retain the verdant character of the site through tree retention and enhanced landscaping.
- 1.8 A Fire Statement has now been submitted. However, it fails to fully meet the requirements of Policy D12 of the London Plan.
- 1.9 Overall, the proposed development fails to fully overcome the previous reasons for refusal. The scheme would result in harm to the character and appearance of Ickenham Village Conservation Area, the streetscene, and the surrounding context, as well as to the amenity of neighbouring occupiers. While the proposal delivers some public benefits, including family-sized housing provision, these benefits do not outweigh the identified harms.
- 1.10 The planning application is therefore recommended for refusal for the reasons set out in Appendix 1.

2 The Site and Locality

- 2.1 The application site is located on the north-western side of Long Lane, some 80m to the north-east of its junction with Swakeleys Drive. It comprises an attractive detached house, set back from the road on a large plot with a deep rear garden.
- 2.2 The subject dwelling along with the majority of the adjoining detached houses to the south-west (Nos. 90 to 98 Long Lane) are of individual architectural design and have a spacious character with large gardens to the rear. The dwellings are set well back from the road, in an informal setting with a staggered relationship to the road frontage. To the northeast, is a flatted development at No. 88 Long Lane and beyond that is the Cardinal Hume Campus of the Douay Martyrs School (which contains a locally listed building). To the southwest is 92 Long Lane, another large two storey dwelling of individual architectural merit set back from the highway with gable features including a front projection and two dormer windows. Dormy House and the rear garden of No. 2 adjoins the rear boundary of the application property.
- 2.3 The character of the area has gained recognition through its inclusion within the Ickenham Village Conservation Area. The application site and the neighbouring property to the rear (known as Dormy House) are also covered by Tree Preservation Orders (TPOs 438 and 482a). The site lies in Flood Zone 1 and has a PTAL rating of 2 (Poor).

Figure 1: Location Plan (application site edged red)



Figure 2: Block Plan



Figure 3: Image of the Application Property



3 Proposal

3.1 The application proposes the demolition of the existing detached, single dwelling and the erection of a building consisting of 4 no. three-bed flats and 5 no. two-bedroom flats, with associated parking and amenities.

The application is a resubmission of a previously refused scheme (Planning Committee April 2024 ref. 8905/APP/2023/2419). The main changes from this original submission include:

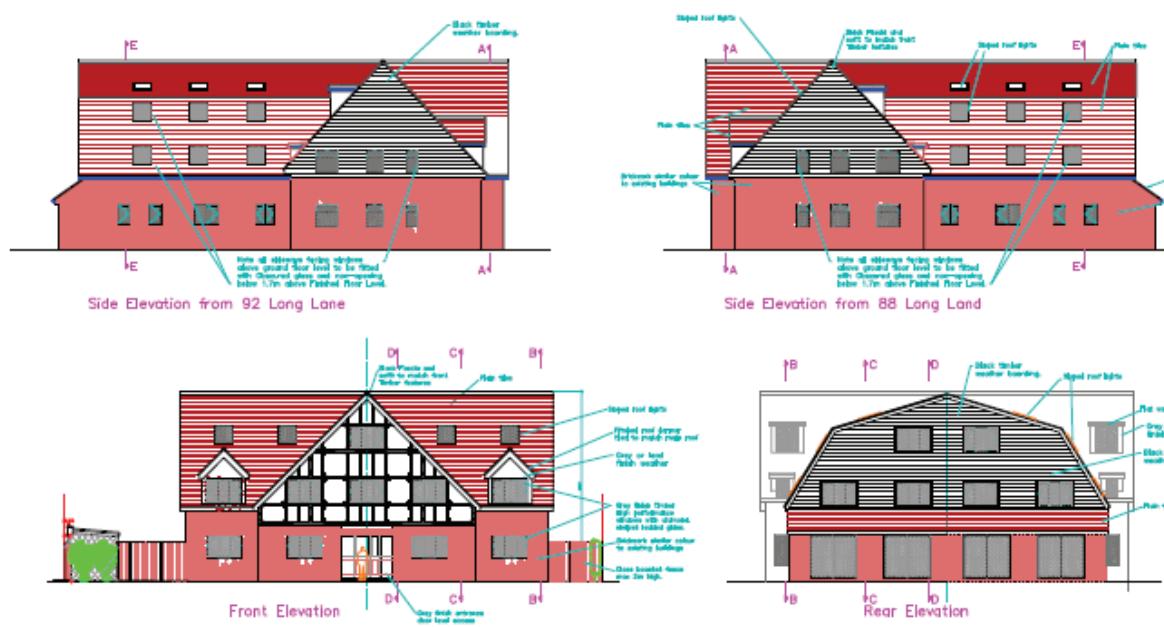
- Provision of 4 x 3-bedroom units.
- Slight reduction in the depth of the two-storey rear projection (by 1.2m).
- Slight reduction in the width of the building.
- Removal of internal access to rear communal gardens.
- Retention of Category A and B trees to the front of the property.
- Reduction in size of waste storage space.
- Inclusion of storage room along the common boundary with No.92 for equipment storage.
- Repositioning of cycle storage.
- Additional tree planting and fencing (2m height) along the common boundaries with No.88 and 92 Long Lane.

It is noted that during the course of the application process the numbers of three (increased) and two (decreased) bed flats have been corrected in the description, however the total number of units remains the same.

Figure 4: Proposed Block Plan (please note – larger version of plan can be found in the Committee Plan Pack)



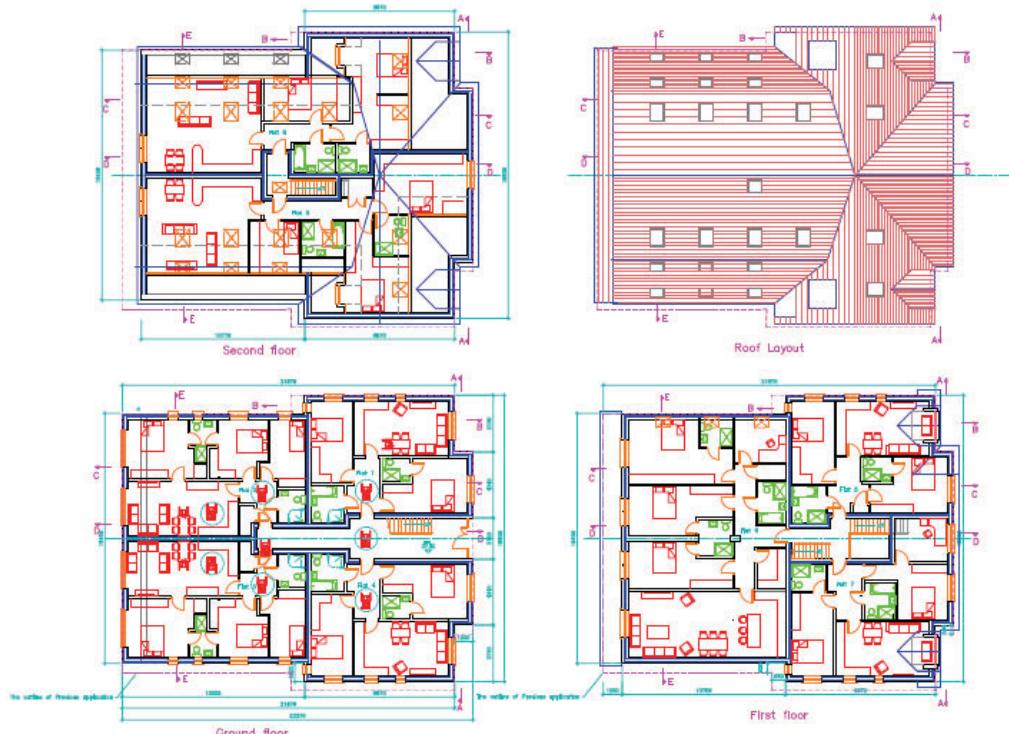
Figure 5: Proposed Elevations (please note – larger version of plan can be found in the Committee Plan Pack)



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Figure 6: Proposed floor plans (please note – larger version of plan can be found in the Committee Plan Pack)



4 Relevant Planning History

4.1 A list of the relevant planning history related to the property can be found in Appendix 2.

4.2 Planning application reference 8905/APP/2023/2419 is of particular note, given the similarities. The application was refused in April 2024 (Demolition of the existing detached, single dwelling and the erection of a building consisting of 9 no. two-bedroom flats, with associated parking and amenities) for the following reasons:

1. The proposed development fails to provide any three or more bedroom (family sized) units. Robust justification has not been provided to demonstrate that the provision of family sized units would be unsuitable or unviable. The proposal would therefore not provide a suitable mix of housing to support sustainable, inclusive and mixed communities contrary to Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policy H10 of the London Plan (2021) and the National Planning Policy Framework (2023).
2. The proposed development, by reason of its siting, size, width, scale, massing and overall design would result in an incongruous visually

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prominent form of development that would fail to harmonise with the character and architectural composition of the surrounding properties, resulting in a visually dominant building which would be detrimental to the character, appearance and visual amenity of the street scene and the setting of Ickenham Village Conservation Area. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D1, D3 and D4 of the London Plan (2021) and the NPPF (2023).

3. Due to its depth, scale, bulk, siting and overall design, the proposed development would have an overbearing impact on the adjoining residents leading to a harmful sense of enclosure and loss of outlook to the residents of Nos 88 and 92 Long Lane. Furthermore, in the absence of a BRE daylight and sunlight assessment the application has failed to demonstrate that the proposed development would not lead to a loss of light or significant overshadowing to both adjoining neighbouring properties. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2023).
4. The proposal would fail to provide acceptable pedestrian, cycle and vehicular access to the application site which due to the increased number of vehicular movements onto a classified road would result in danger and inconvenience which fails to concur with the Hillingdon Local Plan: Part 2 - Development Management Policies (2020), Policies DMT 1, DMT 2 and DMT 6 and Policies T2, T4 and T5 of the London Plan (2021) and NPPF (2023). The application also fails to concur with the Mayor's Transport Strategy which aims to encourage cycling, walking and the use of public transport.
5. The application has failed to justify the need for the layout of development which includes the removal of category A and B value trees. Accordingly, the development would result in adverse and irreversible impacts to landscaping, trees, biodiversity or other natural features of merit, detrimental to the visual amenities of the area and Ickenham Village Conservation Area, contrary to paragraph 136 of the National Planning Policy Framework (2023), Policy G7 of the London Plan (2021), and Policies DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part 2 (2020).
6. The proposal fails to demonstrate through a comprehensive fire statement how the development would achieve the highest standards of fire safety in regard to its design in incorporating appropriate features which reduce the risk to life in the event of a fire, its construction methods, means of escape, strategy of evacuation and providing suitable access and equipment for firefighting appropriate for the size and residential nature of the development. The proposal would therefore be contrary to Policies D5 and

D12 of the London Plan (2021) and the National Planning Policy Framework (2023).

The current application seeks to overcome these reasons for refusal.

5 Planning Policy

5.1 A list of planning policies relevant to the consideration of the application can be found in Appendix 3.

6 Consultations and Representations

6.1 18 neighbouring properties were consulted by letter on 30-09-24. The consultation period expired on 11-02-25, following a reconsultation.

6.2 It is noted that one representation was received in support of the development, on the basis that the use of the existing dwelling has a detrimental impact on the local area in terms of anti-social behaviour.

6.3 Representations received in response to public consultation are summarised in Table 1 (below). Consultee responses received are summarised in Table 2 (below). Full copies of the responses have also separately been made available to Members.

Table 1: Summary of Representations Received

Representations	Summary of Issues Raised	Planning Officer Response
Two petitions in objection to the application have been received. The first received 31 signatures and the second received 36 signatures bringing the total number of valid signatures to 67.	1. Against the development 2. Ickenham Residents Association wishes the application to be heard at Planning Committee (in the event of an approval).	Discussed throughout the report. The recommendation is for refusal, which is in line with the petitioners desired outcome, usually it would not be heard at Planning Committee. However, due to a third petition being received in support, the application will be heard.
A petition was received in support of the application with 26 signatures.	1. The development will provide family-sized dwellings.	Discussed at paragraphs 7.1-7.10
9 objections were received from 6	I. Highways Issues - Congestion and traffic	Discussed at paragraphs 7.51 -7.58

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neighbouring dwellings.	II. Noise and light pollution	Discussed at paragraphs 7.37 – 7.38
	III. Out of character	Discussed in paragraphs 7.11-7.23
	IV. Overdevelopment	Discussed in paragraphs 7.11-7.23
	V. Precedence	Each application is assessed on its own merits and against the local Hillingdon, London and National Plans.
	VI. Neighbouring amenity concerns	Discussed in paragraphs 7.24-7.40.
	VII. Flooding concerns	Discussed in paragraphs 7.77-7.80. In the event of an approval, Sustainable Urban Drainage measures would be secured by condition.
	III. Anti-social behaviour	It has been noted from the comments received that the site had some alleged previous criminal activity. However, this current application does not propose any illegal activities. In terms of security by design, Officers are satisfied that the scheme would create new units thereby improving the security of the site due to the level of presence and surveillance from windows. This is likely therefore to reduce any potential anti-social behaviour if the site is occupied.
	IX. Concerns regarding trees	Discussed in paragraphs 7.61-7.67.
	X. Impact on infrastructure and services (including schools, sewage etc.)	This is not a material planning consideration for this application. In the event of an approval, Community Infrastructure Levy (CIL) would be applicable.

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	XI. Decrease in property values	This is not a material planning consideration.
	XII. Concern with building works and associated vehicle movements, noise and disruptions.	If this application had been recommended for approval, an informative would have been included regarding Control of Environmental Nuisance from Construction Work. Further conditions would also be added regarding construction management.
	III. Foundations raising concern for existing houses and their structures	This is not a material planning consideration.

Table 2: Summary of Consultee Responses

Consultee and Summary of Comments	Planning Officer Response
<p>Ickenham Residents Association</p> <p>Following the refusal of the previous application for this property in 2023, we note a resubmission entered on 16 September 2024, similarly for the demolition of the existing building and the erection of a building containing 9 x 2 bedroom flats. We will be submitting a petition in respect of this application. As you are aware this property is located firmly within the Ickenham Conservation Area. We should therefore be grateful for your confirmation that the application will be scrutinised and have appropriate input from the Design and Heritage Officer particularly in relation to its character assessment within our Conservation Area. We note that few, if any, of the previous reasons for refusal have been addressed in this resubmission and we trust that the planning officer responsible will take those matters into account, notwithstanding the petition submitted by the applicant in favour. Thank you in advance.</p> <p>The application has been amended to 3 no. three-bed flats and 6 no. two-bedroom flats - a significant increase on the no. 9 2 bed flats on the original application. The objections we submitted in our</p>	<p>The points raised by Ickenham Residents' Association have been noted. Material planning considerations are discussed in the following sections of this report.</p>

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<p>letters of objection on 30th August 2023 and 8th October still stand, our concerns exacerbated by the increase in number of occupiers. We also submitted a petition against this development as did local residents. We assume these petitions still stand as the application number has not changed. We are concerned that the time limit for comments is very short.</p> <p>We are aware that the Inspectorate had removed the 10% rule allowed for flats in residential roads, but it is worrying to think of the extra traffic and parking involved, should this development go ahead. It is still a larger development than that at 88. There would be a minimum of 9 cars adding to the traffic congestion, which is already extremely high in Long Lane especially given the flat development at no. 88. The Association strongly objects to this application.</p>	
<p>Ministry of Defence</p> <p>Following review of the application documents, the proposed development would be considered to have no detrimental impact on the operation or capability of a defence site or asset. The MOD has no objection to the development proposed.</p>	Noted.
<p>Conservation Officer</p> <p>Given the proposed design hasn't changed from the previous refusal, much of the same design issues as pointed out in the refusal decision notice for 8905/APP/2023/2419 persist. The argument that a building should be larger simply because the plot is larger is invalid, as bulk and massing must respond to the surrounding context, not just plot size.</p> <p>Planning policy prioritises how well a building fits its environment, considering proportion, scale, and impact on the public realm. In this case, the proposal feels overly stretched horizontally, detracting from the vertical emphasis typical of traditional vernacular architecture, which features taller, narrower forms, gable ends, and a pronounced roofline. The wide spacing between windows and the roofline further accentuate this horizontal stretch, undermining the area's vernacular proportions and disrupting its character and scale. It is important to highlight that, while similar to 88 Long Lane, this application omits</p>	Noted.

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<p>some of the vernacular features (e.g. weather-boarding, diagonal bracing, and the points made above regarding scale and proportion) that enhance the appearance and character of 88, overall resulting in a facade that, although attempting to echo vernacular forms, feels somewhat dishonest and value-engineered.</p>	
<p>Tree and Landscape Officer</p> <p>The retention of the front Category A and B trees is welcomed. There are some minor concerns with the tree report which can be addressed.</p> <ul style="list-style-type: none"> - Question the structure located below T30. Should it be required, the location should be moved elsewhere on site to reduce the impact on trees. - T10 is within the neighbouring garden. This tree should only be tip pruned rather than crown lifted which would require agreement by the neighbours. - Lastly, T38 should be fitted with a tree guard after construction to ensure it doesn't get knocked by cars manoeuvring within the car park. <p>Otherwise, the tree report is accepted.</p>	<p>Noted. The previous application had refused on loss of valuable trees. The revised plans now demonstrate that these trees would be protected. Whilst concerns raised regarding the positioning of the bin structure and certain works have been advised. This can be secured with a condition if the scheme is considered acceptable.</p>
<p>Access Officer</p> <p>This proposal involving the demolition of a single dwelling house and its replacement with a three-storey building comprising 9 flats has been assessed against the requirements of London Plan policy D7 and H2 with no accessibility concerns raised. A condition is recommended to ensure the ground floor units meet the Technical Requirements set out in Approved Document M of the Building Regulations 2010. A further condition would be secured to ensure the property would provide step free access via all points of entry and exit.</p>	<p>Noted.</p>
<p>Highways</p> <p>The application has been reviewed by the Highway Authority who are satisfied on balance that the</p>	<p>Noted. Following advice from</p>

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<p>proposal would not discernibly exacerbate congestion or parking stress and would not raise any measurable highway safety concerns. The revised application has provided further information including a Transport Note and tracking information which addresses the original reason for refusal.</p> <p>The Highways Officer recommends inclusion of conditions relating to provision of secure bicycle parking, electric vehicle charging points and a Construction Management Plan</p>	<p>Highways, there would be no objection nor reason for refusal on this basis.</p>
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7 Planning Assessment

Principle of Development

7.1 The National Planning Policy Framework (2024) promotes effective use of land in meeting the need for homes and other uses, while safeguarding and improving the environment and ensuring safe and healthy living conditions. Both London Plan (2021 - Policy GG4) and the Hillingdon Local Plan (Policy BE1 Part 1 Strategic Policies) seeks to ensure more homes are delivered. This is reinforced by Policy H1 of the Local Plan: Part 1 - Strategic Policies (2012) which gives general support to housing provision to meet and exceed the Council's minimum strategic dwelling requirement, where this can be achieved in accordance with other Local Plan policies.

7.2 Policy DMH 1 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that the net loss of existing self-contained housing will be resisted unless the housing is replaced with at least equivalent residential floorspace. It seeks to ensure there is not an overconcentration of flat developments within a street with the policy restricting the number of conversions to no more than ten percent of the properties.

7.3 The site is within the settlement limits within an established residential area and the provision of new housing on the site is acceptable in principle, subject to consideration of other factors. The provision of nine dwellings would represent a net increase of eight units that would provide a valuable contribution towards meeting local housing need.

7.4 The proposed development would not result in more than ten percent of properties within the area redeveloped into flats. It is noted that there is an existing conversion at the neighbouring property at No 88 Long Lane which received planning permission in 2016 for the existing dwelling to be demolished and replace with flats (ref. 29164/APP/201/4622). In the immediate area, this appears to be the sole property that has been converted to flats in recent years.

7.5 A survey of the properties along Long Lane (500m in both directions from the application site) confirms that the majority of properties are dwelling houses, and the level of conversions would be below ten percent. As such it would not lead to

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an overconcentration of flat developments within the area. The existing property is greater than 120 sq.m in floorspace and although this is being replaced, it would meet that criteria set out for redevelopment of dwellings. Although there would be more than one flat per floor, these are considered suitable quality, and it is designed to provide a high-quality of internal accommodation in accordance with Policy D6 of the London Plan (2021). It is, therefore, considered that the proposal passes the relevant tests set out in Policy DMH 4 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

7.6 There is no objection, in principle, to the creation of additional residential units in this location in land use terms. However, this would be subject to the proposal being in accordance with all relevant planning policies and guidance in the Development Plan.

Housing Mix

7.7 Policy H10 of the London Plan (2021) states that applicants and decision-makers should have regard to the need for additional family housing. Family housing is defined within the glossary of the London Plan (2021) and advises that it must generally, be of a size that has three or more bedrooms. The Secretary of State directed changes to Policy H10 to place greater emphasis on the delivery of new family homes, aiming to reduce the displacement of families from London. These changes were reflected in the final version of the London Plan (2021). Similarly, the adoption of the Hillingdon Local Plan: Part 2 (2020) marked a significant shift in housing size mix policy, aligning with the strategic focus on meeting identified housing needs.

7.8 Policy DMH 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that new developments should provide a mix of housing sizes that reflect the Council's latest evidence of need, including a clear requirement for larger homes, particularly three-bedroom units, as identified in the Strategic Housing Market Assessment 2016. The proposal is considered to provide an appropriate housing mix, in line with the Council's housing strategy and in compliance with Policy DMH 2 of the Hillingdon Local Plan: Part 2 (2020) and Policy H10 of the London Plan (2021).

7.9 As noted above there is established policy in favour of making effective use of sites and optimising the density of development. The proposed development would deliver four three-bedroom units and five two-bedroom units. The existing detached dwelling on the site is a family-sized unit, and the inclusion of three additional family units is therefore welcomed. The overall housing mix is considered acceptable overcoming the previous reason for refusal. It would provide a balanced mix of properties suitable for both families and individuals; whilst providing an uplift of an additional 8 homes which allows for an appropriate increase in the density of development.

Conclusion (Principle)

7.10 Overall, the proposal is consistent with both local and regional policies aimed at increasing the supply of family-sized homes. The proposal is supported in principle, subject to compliance with other planning considerations, including design, amenity space, and parking standards.

Design / Impact on the Character and Appearance of the Area

7.11 The Planning (Listed Buildings and Conservation Areas) Act 1990, specifically Section 72, places a statutory duty on Local Planning Authorities to pay special attention to the desirability of preserving or enhancing the character or appearance of Conservation Areas. This requirement is reinforced through national and local planning policy. Paragraph 135 of the NPPF (2024) further emphasises that new developments should be well-designed, visually attractive, and sympathetic to local character and history, while contributing positively to a strong sense of place and ensuring safe, inclusive environments. Policies D1, D3 and D4 of the London Plan (2021) require proposals to respond positively to local context and to deliver high-quality, context-sensitive design. Specifically for heritage assets, Policy HC1 of the London Plan (2021) requires developments to conserve the significance of these assets and their settings.

7.12 At the local level, Policy BE1 of the Hillingdon Local Plan: Part One (2012) seeks high quality design that contributes to the character and quality of the local area. More specifically, Policy DMHB 4 of the Hillingdon Local Plan: Part Two (2020) requires that development within or on the edges of Conservation Areas preserves or enhances their character and appearance. Policies DMHB 11 and DMHB 12 further require development to harmonise with local context and to demonstrate a high standard of design through scale, form, detailing and its relationship with surrounding structures and spaces.

Site Context

7.13 The application site is located within the Ickenham Village Conservation Area, within a predominantly residential setting. The existing building is an attractive, detached, one-and-a-half-storey dwelling that contributes positively to the character and appearance of both the Conservation Area and the Long Lane street scene. The Douay Martyrs School (Cardinal Hume Campus), which includes a Locally Listed Building, is situated to the north-east of the site. The wider Ickenham area is characterised by spacious, maturely landscaped residential plots, with Long Lane comprising a series of individually designed dwellings that positively contribute to the visual amenities of the street scene.

7.14 Whilst architectural styles and designs vary, the prevailing character, particularly around the site, is formed by detached and semi-detached properties occupying large plots with extensive rear gardens. Properties along Long Lane are generally set back from the road behind green verges and mature front gardens, contributing to a distinctive spacious character. The application site retains a

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large front and rear garden and is well landscaped with mature trees and shrubs, providing a soft, natural screen from the street scene. The existing dwelling is well-proportioned and appropriately sited within the plot.

7.15 It is acknowledged that a flatted development at the adjoining site (No. 88 Long Lane) has recently been completed (Ref: 29164/APP/2016/4622). While elements of the current scheme draw some inspiration from this neighbouring development, the proposed building would be significantly wider and bulkier than No. 88. The proposal would result in a building of substantial massing owing to its increased height, width, built form and bulk.

Proposal

7.16 The current application seeks permission for the demolition of the existing dwelling and the erection of a two storey plus loft building comprising 9 self-contained residential units. The original scheme (ref. 8905/APP/2023/2419) was refused by the Planning Committee in April 2024, with the design, scale and bulk forming key reasons for refusal. While the applicant has sought to address these concerns through minor reductions — including a 1m reduction in width, a 900mm reduction in the depth of the front element, and a 1.2m set-back of the first and second floors at the rear — these amendments are not considered sufficient to overcome the fundamental concerns previously raised.

7.17 The proposed building would measure approximately 19m wide along the front elevation with a height of approximately 10m and a depth of 23.5m at ground floor which steps in by 1.2m at first and second floor. The building would be set in 2.366m to the front common boundary with No 88 and 6.1m from the side with 92 Long Lane.

7.18 It is acknowledged that since the previous refusal, the proposed width has been reduced by approximately 1m, the length of front element has been reduced by 900mm, the first and second floor has been reduced in depth by over 1.2m. However, this does not go far enough to address the concerns of the previous refusal. Despite the applicant's comparison in terms of percentage of built area, the development would continue to appear quite imposing due to its size, massing and scale which appears significantly greater than any of the existing buildings within the immediate area. The proposed bulk and massing should respond to the surrounding context, rather than plot size. As a result, the proposed development would appear disruptive and incongruous within the street scene.

7.19 A key concern remains the overall scale and bulk of the projecting Dutch-style rear return which would appear disproportionate within the building. This element, by virtue of its depth, height, and width, would dominate the rear elevation and fails to appear as a subservient addition to the main building. The rear projection would extend approximately 12m, which is larger than the depth of the main front building section. Combined with its substantial width, even with a modest set-in of 1.2m on each side, this exacerbates the overall scale and bulk, causing harm to the building's overall design and to the wider Conservation Area. Visually the combination of both the main frontage building and the rear

projecting element would be imposing. Whilst, the projecting element would be more visible from flank, and rear viewpoints, given its overall height and width in proximity to the main roof, there would be some visibility also from public vantage points.

7.20 The resultant form would appear cramped and overdeveloped compared to the prevailing looser urban grain and development pattern along Long Lane. Although the staggered building line reflects some aspects of the street's character, this would not mitigate the excessive massing, which would be readily visible from both public and private viewpoints. The proposed development would therefore represent a cramped and overly intensive form of development, and a more significant reduction in the size and scale of the building would be necessary to achieve an acceptable form.

7.21 The transition in scale between the proposed building and the modest dwelling at No. 92 Long Lane would be abrupt, resulting in a visually obtrusive and awkward relationship that fails to integrate appropriately into the streetscape. The increased footprint, extending beyond the rear of both neighbouring properties, would be clearly perceptible in views along Long Lane, especially given the staggered nature of the building line. Consequently, the development would cause harm to the setting of the Ickenham Village Conservation Area.

7.22 In terms of design detailing, whilst the proposal attempts to draw on the neighbouring development by incorporating mock Tudor features to the front elevation, this has been poorly executed. The detailing is basic and lacks the high-quality design expected within the Conservation Area. To the rear, the excessive fenestration and inconsistent window proportions result in an unduly prominent and visually discordant appearance, failing to respect the more restrained, local character. As such, the proposal would detract from the character and appearance of the Conservation Area and fail to preserve or enhance its significance.

7.23 Overall, the siting, size, width, scale, massing and design of the proposed development would have a detrimental impact on the character, appearance, and visual amenity of the area. The development would fail to preserve or enhance the setting of the Ickenham Village Conservation Area and the public benefits would not outweigh the less than substantial harm, contrary to Policies BE1 and HE1 of the Hillingdon Local Plan: Part One – Strategic Policies (2012); Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020); Policies HC1, D3 and D4 of the London Plan (2021); and the National Planning Policy Framework (2024).

Residential Amenity

7.24 Paragraph 139 of the NPPF (2024) requires that developments create places that are safe, inclusive, and accessible, promoting health and well-being with a high standard of amenity for both existing and future users, while ensuring that crime, disorder, and the fear of crime do not undermine quality of life or community cohesion. In line with this, Policy DMHB 11 of the Hillingdon Local Plan: Part Two

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– Development Management Policies (2020) states that development proposals must not adversely impact the amenity, daylight, or sunlight of adjoining properties and open spaces.

7.25 To safeguard residential privacy, Paragraph 5.38 of the Local Plan outlines a minimum separation distance of 21 metres between windows of habitable rooms, with greater distances potentially required where there are significant changes in ground levels. Furthermore, Paragraph 5.40 defines outlook as the visual amenity experienced from windows or gardens and requires that proposals avoid creating an increased sense of enclosure or loss of outlook. Paragraph 5.41 reinforces the importance of protecting daylight and sunlight levels for habitable rooms, amenity areas, and public open spaces, requiring assessments to follow the most up-to-date BRE guidelines on site layout planning for daylight and sunlight. Collectively, these policies ensure that new developments respect the amenity of neighbours and deliver high-quality, liveable environments.

7.26 The principle neighbouring dwellings to consider are numbers 92 Long Lane, located to the southwest and Number 88 Long Lane which has been replaced with a flatted development to the northeast.

Privacy

7.27 The front elevation windows of the proposed development would front Long Lane, maintaining a separation distance of approximately 50 metres from properties opposite. As such, no concerns are raised in relation to overlooking or loss of privacy for those occupiers.

7.28 In respect of side windows at ground floor level, no material loss of privacy would arise given the presence of 2m high boundary fencing, which would screen views up to 1.8m. Had the application been recommended for approval, a condition would have been secured requiring first- and second-floor side-facing windows to be fitted with obscure glazing and to be non-opening below 1.8 metres from finished floor level. This would ensure the protection of neighbouring privacy without unduly impacting the quality of accommodation for future occupiers, as the side windows would be secondary windows to habitable rooms. Views from rear-facing windows would broadly replicate the existing situation.

Light and Outlook

7.29 The current proposal is supported by a Daylight and Sunlight Assessment, which was not submitted with the previously refused scheme. A total of 34 windows serving neighbouring properties were tested. Two types of daylight assessments were carried out. The Vertical Sky Component (VSC) test found that only four windows would experience minor shortfalls against the recommended daylight standards. These are Window 22 (First Floor, Flat G, 88 Long Lane) and Windows 28, 29, and 30 (Ground Floor Flats A and C, 88 Long Lane). The second daylight test — the No Sky Line (NSL) assessment, which measures the

distribution of daylight within rooms — confirmed that all affected rooms would continue to meet the required standards.

7.30 However, whilst the shortfall in daylight levels to the above windows is outside of BRE recommendations, this does not necessarily mean that the development's impact would be significant or unacceptable. The BRE Guidance represents 'Best Practice Guidance' and it notes that the advice given in the report is not mandatory and "should be interpreted flexibly since natural lighting is only one of many factors in layout design". For example, it is necessary to have regard to whether the affected rooms are dual aspect; whether the windows serve habitable rooms and whether the windows are located close to the boundary of the site.

7.31 Consequently, any window that does not fully achieve the guidance contained within the BRE Report has been considered individually within the submitted Sunlight and Daylight Report to assess their likely significance. Officers agree with the overall assessments contained within the submitted sunlight and daylight report (pp. 17-18) as follows:

- *Window 22 serves the living room / kitchen of Flat G at 88 Long Lane. The proposed development will reduce the proposed VSC to this window marginally below 27% and the proposed level of daylight would be 0.71 times the former. However, Window 22 is a secondary window with Windows 19, 20 and 21 all also serving the same room, two of which will retain a VSC of over 27% and all three with a reduction in daylight that would be considered acceptable. Given this is a secondary window without further impacts to the other windows, it can be concluded that the room will remain well-lit regardless to the impact to this window and therefore any impact to this room is considered insignificant.*
- *Windows 28 and 29 serve the living room / kitchen of Flat C at 88 Long Lane. As with the living room / kitchen of Flat G, windows 28 and 29 are secondary windows, with the primary window located at Window 27 which will retain over 36% VSC and will be significantly larger than both window 28 and 29 combined. Consequently, it can be concluded that the room will remain well-lit despite the impact to these two windows and therefore any impact to this room is considered insignificant.*
- *Window 30 serves a bedroom to Flat A at 88 Long Lane. This bedroom is also served by window 34 where the impact is considered acceptable. Consequently, it can be concluded that the room will remain well-lit despite the impact to this window and therefore any impact to this room is considered insignificant.*

7.32 In terms of sunlight, the Annual Probable Sunlight Hours (APSH) assessment confirms compliance, with only two windows (Windows 28 and 29, Ground Floor, Flat C, 88 Long Lane) falling marginally short of the Winter Probable Sunlight Hours target. Importantly, these windows serve a room where the principal source of light is from the rear, thus reducing the overall impact.

7.33 On balance, the assessment demonstrates that the proposed development would not result in an unacceptable loss of daylight or sunlight to neighbouring flats, and overall light levels would remain satisfactory.

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7.34 However, significant concerns remain in relation to the scale, depth and massing of the proposed building and its consequent impact on outlook and sense of enclosure. The proposed building would project significantly beyond the main rear wall of both neighbouring residential dwellings at Nos. 88 and 92 Long Lane and given the overall height of the secondary projection element, it would cause harm to these adjoining neighbours amenity.

7.35 There are a number of windows on both neighbouring properties where the outlook would be compromised by the extended depth beyond the established rear building line. The building would maintain a uniform height of approximately 10 metres from front to rear, with limited articulation or relief along its rear elevation. Although the rear roof adopts a barn-style profile, it retains substantial height and mass, which would appear particularly dominant when viewed from the rear gardens and habitable rooms of neighbouring properties.

7.36 At No. 92 Long Lane, the neighbouring dwelling features a dining room and conservatory facing towards the proposed development. Although there would be a degree of separation, the scale, height and proximity of the proposed building would result in an unacceptable sense of enclosure and loss of outlook for these occupiers. Similarly, at No. 88 Long Lane (the adjacent flatted development), several ground floor windows, including a lounge window, face towards the application site. The depth and bulk of the proposed building would similarly create an overbearing impact and lead to a loss of visual amenity for these occupiers.

7.37 In summary, while the revised scheme has satisfactorily addressed previous concerns relating to daylight and sunlight, it fails to overcome concerns regarding the impact on neighbouring amenity through the loss of outlook, a sense of enclosure, and an overbearing relationship.

Noise, Activity and Disturbance

7.38 The development site is located within a dense residential area with smaller and larger homes. The intensification of residential use, arising from the provision of additional units, would not be considered out of character or of a scale that would generate unacceptable levels of noise or disturbance. Had the application been recommended for approval, a condition requiring the submission of a Construction Management Plan would have been secured to minimise noise, disruption, and pollution during the construction phase.

7.39 It is noted that the internal arrangement of the proposed flats would place kitchen/living/dining areas above bedrooms of ground floor flats. However, compliance with Approved Document E of the Building Regulations would be sufficient to address potential noise transmission between units, and no additional planning conditions would have been considered necessary in this regard, in the event of an approval.

Conclusion

7.40 It is therefore concluded that the proposed development would cause harm to the living conditions of neighbouring occupiers, specifically through an unacceptable loss of outlook, an overbearing impact, and a resulting sense of enclosure. The development would therefore fail to accord with Policy DMHB 11 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and paragraph 135 of the National Planning Policy Framework (2024)

Quality of Residential Accommodation (Internal and External)

Internal Amenity Space

7.41 Policy DMHB 16 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020) states that all housing development should have an adequate provision of internal space in order to provide an appropriate living environment. Policy D6 of the London Plan (2021) states that housing development should be of high-quality design and provide adequately sized rooms.

7.42 Based on the submitted plans, all nine proposed flats would meet the minimum internal space standards as set out in Table 3.1 of the London Plan (2021). The proposed internal layouts, including floor-to-ceiling heights, would provide a satisfactory standard of accommodation for future occupiers. Each flat would benefit from a primary outlook to either the front or rear of the building, with additional secondary windows to the flanks providing improved cross-ventilation and access to natural light.

7.43 Although the design incorporates a barn-style roof, which results in some restricted headroom at the sides, the main living areas would retain substantially higher floor-to-ceiling heights than the minimum requirement. Officers are satisfied, on review of the floorplans, that the majority of the top floor flats would meet the minimum 2.3 metre height standard in line with the Housing Technical Standards. On balance, given the additional internal floorspace provided, the accommodation would achieve suitable headroom for future residents.

7.44 The open-plan kitchen/living areas would be served by large unobscured windows or glazed doors leading onto patios, ensuring good levels of natural light. Ground floor bedrooms would benefit from unobscured side-facing windows, while first and second floor bedrooms would retain satisfactory levels of light and outlook, despite the use of obscured glazing to side-facing windows. Although two of the loft bedrooms would rely solely on rooflights, given that they are secondary bedrooms, this arrangement is considered acceptable and would provide an adequate standard of residential amenity.

7.45 It is acknowledged that the communal garden would be accessed via pathways running alongside the building, which could potentially impact the privacy of ground floor occupiers. However, this issue could be appropriately mitigated by a landscaping condition requiring the provision of defensible planting between

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flank windows and the access routes, similar to the arrangement at No. 88 Long Lane, in the event of an approval.

7.46 Taking all of the above into account, it is considered that the proposal would provide an acceptable standard of residential accommodation for future occupiers, with adequate internal space, natural light and outlook. The development would therefore comply with Policy DMHB 16 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) and Policy D6 of the London Plan (2021).

External Amenity Space

7.47 Policy DMHB 18: Private Outdoor Amenity Space states that applications for residential development should provide adequate levels of private, well designed and located amenity space.

7.48 Table 5.2 of the Local Plan specifies that two-bedroom and three-bedroom flats should provide a minimum of 25 sqm and 30 sqm of private amenity space respectively. While none of the upper floor flats would benefit from private balconies, two ground floor flats would have private patios of approximately 16 sqm, which falls below the minimum standard.

7.49 However, the development proposes a substantial communal garden to the rear of the site, exceeding 600 sqm, which would be landscaped to a high standard (details to be secured by condition in the event of an approval). This provision is considered sufficient to offset the shortfall in private amenity space. Landscaping details would also ensure that a suitable defensible buffer is maintained around the private patios to ensure their usability and protect the privacy of ground floor occupier

7.50 A soft and hard landscaping scheme would be conditioned, in the event of an approval, to ensure the standard and quality of the communal space is good. Given the communal space is large and usable, the short fall of private amenity space would be, on balance, acceptable.

7.51 Overall, it is considered that the quantity and quality of external amenity space would be sufficient to serve the proposed dwellings. The proposal would therefore comply with Policy DMHB 18 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020), Policy D6 of the London Plan (2021), and paragraph 135(f) of the NPPF (2024).

Highways and Parking

7.52 The application site is located on B466 Long Lane, a classified road with a 30mph speed limit which is subject to single yellow line parking restrictions Monday – Saturday between 8am and 6.30pm. An advisory cycle lane runs along Long Lane across the site frontage. The application site is located in an area with a PTAL ranking of 2 indicating that the proposal would be located in an area with poor access to public transport which fails to concur with National Planning Policy

Framework (NPPF) 9: Promoting Sustainable Transport and The Mayor's Transport Strategy which aims to encourage people to walk, cycle and travel by public transport.

Parking Provision

7.53 The London Plan (2021) Table 10.3 - Maximum Residential Parking Standards requires all dwellings in Outer London PTAL 2 to have a maximum 0.75no. spaces. Drawing 3321-BP2-02 titled Proposed Block Plan shows 9no. parking spaces which would be acceptable. The London Plan Policy T6: Car Parking - Paragraph J states that a Parking Design and Management Plan should be submitted alongside all applications which include car parking provision, indicating how the car parking would be designed and managed, with reference to Transport for London guidance on parking management and parking design. A Parking Design and Management Plan would therefore be required that should ensure that all car parking spaces are allocated and leased, not sold, to the dwellings to which they relate and should include drawings/documents addressing the demarcation of the shared surface which should be secured by condition in the event of an approval.

Electric Vehicle Charging Points (EVCP's)

7.54 The London Plan (2021) requires that an EVCP is provided for the proposed parking spaces. The Application form states that 2no. active and 7no. passive ECVPs would be provided which would be acceptable. In the event of an approval, a condition would secure the provision and retention of 2no. 7kw active EVCPs and 7no. passive EVCPs.

Cycle Parking and safety

7.55 The London Plan (2021) Table 10.2 - Minimum Cycle Parking Standards requires two- bedroom dwellings to have a minimum of 2no. cycle parking spaces and that developments of 5-40 dwellings provide 2 visitor cycle parking space which should be provided with acceptable access between the dwelling, the cycle storage and the adopted highway. Drawing 3321-BP2-02 titled Proposed Block Plan shows 18no. cycle spaces which is an acceptable level of cycle parking for the dwellings, however, 2 visitor cycle parking spaces would be required which should be located close to the main access to the flats. 1no. 'Sheffield' type cycle stand would be acceptable. In the event of an approval, this would be secured by condition.

Access

7.56 In terms of vehicular access, the previous application raised concerns regarding the access gate due to vehicles having to wait on the road. Additional information has been provided, including vehicle tracking and the removal of the gate. A Transport Note produced by Magna Transport Planning Ltd has also been provided, detailing analysis of the site location within the Local Highway Network. The document provides details of collisions, information on non-vehicular forms of transport and public transport availability. The tracking details demonstrates that vehicles entering the site and stopping in front of the entrance can be achieved

without causing a safety concern to the highway. On the basis of the additional information provided, the Highway's Authority no longer object to the scheme on highway safety grounds.

Vehicular Trip Generation

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

Refuse Collection

7.58 Refuse bins are indicated on the proposed site plans with the elevations, further details of materials would be secured by condition in the event of an approval.

Construction Management Plan

7.59 As the site is situated on a busy classified road (B466), were the scheme to be considered acceptable, a Demolition and Construction Logistics Plan (CLP) would be required. These details should clearly demonstrate how all risks to personal safety would be managed. It should also detail how interaction between construction traffic and vehicles already on the network would be planned which should concur with Construction Logistics and Community Safety (CLOCS) Construction Logistics Planning (CLP) Guidance Version: v1.2 (April 2021). This would be required by condition in the event of an approval.

Accessibility

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

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

7.61 The proposed development does not include a lift, meaning upper floor units would only meet the M4(1) baseline standard via Building Control. However, in accordance with Policy D7 of the London Plan (2021), which seeks to ensure inclusive housing options, all new dwellings must meet either M4(3) wheelchair user standards (for at least 10% of homes) or M4(2) accessible and adaptable standards. The submitted floor plans confirm that the ground floor units comply with the M4(2) requirements, and the Council's Accessibility Officer has raised no objection, subject to conditions. These include submission of details to ensure

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step-free access and verification that the ground floor units meet M4(2) standards. Subject to these conditions, the proposal is considered to accord with the inclusive design objectives of Policy D7 of the London Plan (2021).

Trees and Landscaping

7.62 Policy G1 of the London Plan (2021) requires development proposals to incorporate appropriate elements of green infrastructure that contribute to London's wider green infrastructure network. Policy G7 states that existing trees of value should be retained wherever possible, and that adequate replacement planting should be provided where tree loss is unavoidable.

7.63 Policies DMHB 11 and DMHB 14 of the Hillingdon Local Plan: Part Two – Development Management Policies (2020) require that developments are high quality, sustainable, and respond appropriately to their local context. Proposals must include landscaping that enhances amenity, biodiversity, and green infrastructure, particularly in areas where such infrastructure is limited.

7.64 The site benefits from a number of mature trees, particularly along the Long Lane frontage, which make a positive contribution to the character and appearance of the Ickenham Village Conservation Area. An Arboricultural Report submitted with the application identifies 33 individual trees and five groups of trees, with several specimens classified as Category A and B quality. Three trees located at the rear of the site are protected by Tree Preservation Order (TPO 482a), and other trees within the site are protected by virtue of their location within the Conservation Area.

7.65 The scheme has been revised since a previous refusal to retain the Category A tree (T38), which had previously been proposed for removal. The Council's Trees and Landscaping Officer has welcomed this amendment but raised some concerns which Officers are satisfied can be overcome through a suitable condition. There are concerns regarding the location of the bin storage in proximity to T30. In addition, the works proposed to T10, which is located within a neighbouring garden, should be limited to tip pruning and would require the agreement of the neighbour; and T38 should be fitted with a tree guard post-construction to protect it from vehicle movements within the car park.

7.66 While these matters are noted, it is considered that they can be satisfactorily addressed and mitigated through the imposition of suitably worded planning conditions in the event of an approval. These would include a requirement for an updated landscaping plan (to reposition the refuse store away from T30), the submission of an Arboricultural Method Statement and Tree Protection Plan, and details of tree protection measures during and post-construction.

7.67 Subject to the imposition of relevant conditions, the proposal would be acceptable with respect to trees and landscaping and would comply with the relevant provisions of paragraph 136 of the National Planning Policy Framework (2025), Policies G1 and G7 of the London Plan (2021), and Policies DMHB 4, DMHB 11, DMHB 12 and DMHB 14 of the Hillingdon Local Plan: Part Two (2020).

7.68 The plans submitted also show illustrated details of landscaping that can be achieved within the site. There is a generous rear garden with existing landscaping in place. Given the intensification of the site further landscaping would need to be demonstrated including species and locations. As such, it is considered reasonable and practical to secure provision of a landscaping scheme via condition were the application acceptable.

Ecology

Impact on Protected Species

7.69 Policy G7 of the London Plan (2021) states that development proposals should manage impacts on biodiversity and aim to secure net biodiversity gain. This should be informed by the best available ecological information and addressed from the start of the development process.

7.70 Policy DMEI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that if development is proposed on or near to a site considered to have features of ecological or geological value, applicants must submit appropriate surveys and assessments to demonstrate that the proposed development will not have unacceptable effects. The development must provide a positive contribution to the protection and enhancement of the site or feature of ecological value.

7.71 The site does not contain any ponds, open woodland or dense scrub and shrubbery. Both Ickenham Marsh and Park Wood (both of which are designated Nature Conservation Sites) are sufficient distance away from the site to impact on their protected species. Whilst it is noted that there are trees to both the front and rear of the site, these are largely retained and there is no evidence to take that protected species used these landscaped areas as their habitat. Therefore, it is considered unlikely that protected species are present, making an ecology assessment unnecessary. This approach aligns with 'Circular 06/05:Biodiversity and Geological Conservation- Statutory Obligations and their Impact within the Planning System' which states that, "...bearing in mind the delay and cost that may be involved, developers should not be required to undertake surveys for protected species unless there is a reasonable likelihood of the species being present and affected by the development."

7.72 If approved, an informative would be secured advising if protected species are found at the site, the applicant(s) must comply with the Wildlife and Countryside Act 1981 (as amended) and the Conservation of Habitats and Species Regulations 2017 (as amended).

Biodiversity Net Gain

7.73 From 2nd April 2024 delivery of mandatory 10% biodiversity net gain (BNG) on all small developments (except householder planning applications) is required except where specific exemptions apply as set out in the NPPG.

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7.74 The BNG metric confirms at least 15% net gain would be achieved. The figures demonstrate that the habitat being put back into the site would be increased to the front, along the sides and to the rear garden.

7.75 In the event of an approval a condition and informative would be attached to ensure that the BNG would be managed and monitored as required by the statutory regulations, which requires a written 30-year Habitat Management Plan (HMP) for the site to be submitted to and approved in writing by the Local Planning Authority.

Air Quality

7.76 Policy DMEI 14 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that proposals should demonstrate appropriate reductions in emissions. It adds that, development proposals should, as a minimum:

- i) be at least "air quality neutral".
- ii) include sufficient mitigation to ensure there is no unacceptable risk from air pollution to sensitive receptors, both existing and new; and
- iii) actively contribute towards the improvement of air quality, especially within the Air Quality Management Area.

7.77 The site is designated within an Air Quality Management Area. If planning permission was to be granted, a condition could be secured requiring the submission of an Air Quality Management Assessment detailing how the proposed development would achieve air quality neutral. Also, a condition could be secured requiring the submission of a Construction Management Plan (as noted above) to minimise air and other emissions caused during the construction phase.

Flooding and Drainage

7.78 Policy SI12 and SI13 of the London Plan (2021) require, in summary, that flood risk is minimised and mitigated, and that surface water runoff is managed close to source. Policy DMEI 9 and Policy DMEI 10 of the Hillingdon Local Plan: Part Two Development Management Policies (2020) require, in summary, that flood risk is mitigated and proposals that increase the risk of flooding or which fail to make adequate provision to control surface water runoff will be refused.

7.79 The site lies within Flood Zone 1 of the Environment Agency's Flood Risk Map. This means the site is classified as being at low risk and defined as having a less than 1 in 1,000 probability of fluvial and tidal flooding. As such, there are no restrictions on development, including more vulnerable uses such as residential units, in this location, in terms of fluvial and tidal flood risk.

7.80 The rear garden is partially identified as being in an area of surface water flood risk. If planning permission were to be granted, a condition could be secured requiring the submission of a sustainable water management scheme, that incorporates sustainable urban drainage systems (SuDs), to be submitted to the Council for consideration. Also, the landscaping condition would have been

worded in such a manner to ensure that permeable hard surfacing is used for the front forecourt and parking area.

7.81 With these conditions, the proposed development is not expected to increase flood risk on-site or elsewhere, in accordance with Policies DMEI 9 and DMEI 10 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and Policies SI 12 and SI 13 of the London Plan (2021).

Sustainability

7.82 Policy DMEI 2 of the Hillingdon Local Plan (2020) requires all developments to make the fullest contribution to minimising carbon dioxide emissions in accordance with the London Plan targets.

7.83 The proposed development is a minor application to provide a purpose-built flat building. Therefore, whilst the principle of London Plan Policy SI2 is relevant, this applies more specifically, to major applications. Therefore, no energy statement is required to demonstrate a policy level of on-site carbon emission savings. Notwithstanding this point, the modern construction of the building would provide sufficient energy savings itself and therefore, the development would comply with the principles of the carbon saving development plan policies.

7.84 In the event of an approval, a condition could also be secured requiring the proposed development to achieve as a minimum, a water efficiency standard of no more than 110 litres per person per day maximum water consumption. This would minimise the use of water resources in a sustainable manner, in accordance with Policy SI 5 of the London Plan. The proposal would therefore be compliant with Policy SI 5 of the London Plan (2021) and Policy DMEI 2 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020).

Waste Management

7.85 Policy DMHB 11 Part (d) of the Hillingdon Local Plan (2020) states that 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. To conform with the Council's 'waste-collection' distance parameter of 10 metres, refuse, recycling and food waste would need to be deposited kerbside on collection day.

7.86 The proposed plans do show an indicative location for the provision for refuse and recycling storage. It is noted that this storage space has reduced in size from the previous refusal. The detail of the storage area does not indicate how this space would serve each individual flat. Whilst there is sufficient space on the site to readily accommodate storage, it is important that the storage is well-designed and located. Therefore, it is recommended that were planning to be approved, a condition be attached to secure the provision of waste storage by requiring the applicant to submit details for approval.

Land Contamination

7.87 The site is not located within an area identified as being subject to potential land contamination.

Fire Safety

7.88 Policy D12 of the London Plan (2021) requires all developments to achieve the highest standards of fire safety. The supporting text at paragraph 3.12.1 highlights that fire safety should be considered at the earliest stages of design, including how a building will function in the event of a fire, emergency evacuation procedures, and the safety of all building

7.89 A preliminary Fire Statement has been submitted with the application; however, it provides only limited information regarding the development's response to a potential fire outbreak. The statement indicates that, were planning permission to be granted, the scheme would be designed to comply with Part B1–B5 of the Building Regulations 2010. The applicant has confirmed that the central staircase would be enclosed by 30-minute fire doors, escape windows would be provided on each floor, and smoke detectors would be installed on every landing, with heat and CO₂ detectors located in each kitchen. However, no detailed fire evacuation strategy or comprehensive fire safety plan has been submitted to demonstrate how the building would safely manage a fire event.

7.90 While it is acknowledged that fire safety measures would be subject to further scrutiny at the Building Regulations stage, given the scale of the development and the number of units proposed, it is essential to have a clear evacuation strategy at this stage. This is particularly critical where multiple residential units rely on a single staircase for egress.

7.91 The submitted Fire Statement, in accordance with London Plan Policy D12, is also expected to demonstrate suitable access and equipment for firefighting which is appropriate for the size and use of the development, as well as unobstructed outside space for the positioning of these firefighting appliances and assembly point. The current submission fails to meet this requirement. Notably, the scheme proposes five residential units across the upper floors including family-sized units, all served by a single internal staircase. Furthermore, since the initial submission, a rear communal access door has been omitted, further limiting evacuation options for an evacuation strategy.

7.92 Given the lack of detailed fire evacuation strategy and the reliance on a single means of escape, it is not considered appropriate to defer this matter to a planning condition. A robust fire safety and evacuation strategy must be provided and assessed prior to the grant of planning permission.

7.93 Accordingly, the proposed development fails to overcome the previous reason for refusal relating to fire safety. It fails to adequately demonstrate how it would achieve the highest standards of fire safety and emergency evacuation arrangements, contrary to Policies D5 and D12 of the London Plan (2021).

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8 Other Matters

Human Rights

8.1 The development has been assessed against the provisions of the Human Rights Act, and in particular Article 1 of the First Protocol and Article 8 of the Act itself. This Act gives further effect to the rights included in the European Convention on Human Rights. In arriving at this recommendation, due regard has been given to the applicant's reasonable development rights and expectations which have been balanced and weighed against the wider community interests, as expressed through third party interests / the Development Plan and Central Government Guidance.

Equality

8.2 Due consideration has been given to Section 149 of the Equality Act with regard to the Public Sector Equality Duty in the assessment of this planning application. No adverse equality impacts are considered to arise from the proposal.

Local Finance Considerations and CIL

8.3 Policy DMCI 7 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) states that to ensure development is sustainable, planning permission will only be granted for development that clearly demonstrates there will be sufficient infrastructure of all types to support it. Infrastructure requirements will be predominantly addressed through the Council's Community Infrastructure Levy (CIL).

8.4 The Council adopted its own Community Infrastructure Levy (CIL) on 1st August 2014. The Hillingdon CIL charge for residential developments is £95 per square metre of additional floor space. This is in addition to the Mayoral CIL charge of £60 per square metre. CIL rates are index linked. The proposal involves the erection of new dwellings and is therefore CIL liable if planning permission were to be granted.

9 Conclusion / Planning Balance

9.1 The proposal would contribute to the Council's delivery of housing and provide some economic benefits during the construction stages. However, the scheme is for private market flats and the Council can demonstrate a five-year housing supply. The proposal would cause harm to the residential amenities of neighbouring occupiers and is unacceptable in design terms, and the less than substantial harm to the conservation area would not be outweighed by the limited public benefits. The lack of a detailed fire statement raises concerns as to whether the scheme could provide a detailed evacuation plan for the occupants. Without understanding this detail upfront, it fails to address London Plan Policy D12.

9.2 Whilst noting that some weight should be given to the delivery of housing, as noted above, the Council is currently able to demonstrate a five-year supply of deliverable housing sites. The weight to be attached to housing delivery is substantially diminished by the adverse impacts of the scheme as set out above. Limited weight should be given to the proposals social and economic contribution. The NPPF requires that great weight be attached to any harm to a designated heritage asset. Overall, the public benefits would fall short of outweighing the 'less than substantial harm' to the Ickenham Village Conservation Area. The application is therefore recommended for refusal.

10 Background Papers

Relevant published policies and documents taken into account in respect of this application are set out in the report. Documents associated with the application (except exempt or confidential information) are available on the [Council's website here](#), by entering the planning application number at the top of this report and using the search facility. Planning applications are also available to inspect electronically at the Civic Centre, High Street, Uxbridge, UB8 1UW upon appointment, by contacting Planning Services at planning@hillingdon.gov.uk.

APPENDICES

Planning Application

8905/APP/2024/2478

Appendix 1: Recommended Reason(s) for Refusal and Informatives

Reasons for Refusal

1. NON2 Character and appearance

The proposed development, by reason of its siting, size, width, scale, massing and overall design would result in an incongruous visually prominent form of development that would fail to harmonise with the character and architectural composition of the surrounding properties, resulting in a visually dominant building which would be detrimental to the character, appearance and visual amenity of the street scene and the setting of Ickenham Village Conservation Area. The proposal therefore conflicts with Policies BE1 and HE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policies DMHB 1, DMHB 4, DMHB 11 and DMHB 12 of the Hillingdon Local Plan: Part Two - Development Management Policies (2020), Policies HC1, D3 and D4 of the London Plan (2021) and Chapters 12 and 16 of the National Planning Policy Framework (2024).

2. NON2 Neighbouring amenity impacts

Due to its depth, scale, bulk, siting and overall design, the proposed development would have an overbearing impact on the adjoining residents leading to a harmful sense of enclosure and loss of outlook to the residents of Nos. 88 and 92 Long Lane. The proposal would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (2012), Policy DMHB 11 of the Hillingdon Local Plan: Part 2 - Development Management Policies (2020) and the National Planning Policy Framework (2024).

3. NON2 Fire safety

The proposal fails to demonstrate through a comprehensive fire statement how the development would achieve the highest standards of fire safety in regard to its design in incorporating appropriate features which reduce the risk to life in the event of a fire, its construction methods, means of escape, strategy of evacuation and providing suitable access and equipment for firefighting appropriate for the size and residential nature of the development. The proposal would therefore be contrary to Policies D5 and D12 of the London Plan (2021) and the National Planning Policy Framework (2024).

Informatives

1. I52 Compulsory Informative (1)

The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act

incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

2. I74 Community Infrastructure Levy (CIL) (Refusing Consent)

This is a reminder that Under the terms of the Planning Act 2008 (as amended) and Community Infrastructure Levy Regulations 2010 (as amended), should an application for appeal be allowed, the proposed development would be deemed as 'chargeable development' and therefore liable to pay the London Borough of Hillingdon Community Infrastructure Levy (CIL) and the Mayor of London's Community Infrastructure Levy (CIL). This would be calculated in accordance with the London Borough of Hillingdon CIL Charging Schedule 2014 and the Mayor of London's CIL Charging Schedule 2012.

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

I53 Compulsory Informative (2)

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

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 1	Heritage Assets
DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density

DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs
LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H2	(2021) Small sites
LPP HC1	(2021) Heritage conservation and growth
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI5	(2021) Water infrastructure
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal

change

- NPPF15 -24 NPPF15 2024 - Conserving and enhancing the natural environment
- NPPF16 -24 NPPF16 2024 - Conserving and enhancing the historic environment
- NPPF2 -24 NPPF2 2024 - Achieving sustainable development
- NPPF4 -24 NPPF4 2024 - Decision making
- NPPF5 -24 NPPF5 2024 - Delivering a sufficient supply of homes
- NPPF8 -24 NPPF8 2024 - Promoting healthy and safe communities
- NPPF9 -24 NPPF9 2024 - Promoting sustainable transport

Appendix 2: Relevant Planning History

8905/APP/2023/2419 90 Long Lane Ickenham

Demolition of the existing detached, single dwelling and the erection of a building consisting of 9 no. two-bedroom flats, with associated parking and amenities.

Decision: 12-04-2024 Refused

Appendix 3: List of Relevant Planning Policies

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

Part 1 Policies:

PT1.BE1	(2012) Built Environment
PT1.CI1	(2012) Community Infrastructure Provision
PT1.EM11	(2012) Sustainable Waste Management
PT1.EM6	(2012) Flood Risk Management
PT1.EM7	(2012) Biodiversity and Geological Conservation
PT1.EM8	(2012) Land, Water, Air and Noise
PT1.H1	(2012) Housing Growth
PT1.HE1	(2012) Heritage

Part 2 Policies:

DMCI 7	Planning Obligations and Community Infrastructure Levy
DMEI 10	Water Management, Efficiency and Quality
DMEI 14	Air Quality
DMEI 2	Reducing Carbon Emissions
DMEI 7	Biodiversity Protection and Enhancement
DMEI 9	Management of Flood Risk
DMH 1	Safeguarding Existing Housing
DMH 2	Housing Mix
DMH 4	Residential Conversions and Redevelopment
DMH 6	Garden and Backland Development
DMHB 1	Heritage Assets

DMHB 11	Design of New Development
DMHB 12	Streets and Public Realm
DMHB 14	Trees and Landscaping
DMHB 15	Planning for Safer Places
DMHB 16	Housing Standards
DMHB 17	Residential Density
DMHB 18	Private Outdoor Amenity Space
DMHB 4	Conservation Areas
DMT 1	Managing Transport Impacts
DMT 2	Highways Impacts
DMT 3	Road Safeguarding
DMT 5	Pedestrians and Cyclists
DMT 6	Vehicle Parking
EM6	(2012) Flood Risk Management
LPP D12	(2021) Fire safety
LPP D14	(2021) Noise
LPP D3	(2021) Optimising site capacity through the design-led approach
LPP D4	(2021) Delivering good design
LPP D5	(2021) Inclusive design
LPP D6	(2021) Housing quality and standards
LPP D7	(2021) Accessible housing
LPP G6	(2021) Biodiversity and access to nature
LPP G7	(2021) Trees and woodlands
LPP GG2	(2021) Making the best use of land
LPP GG4	(2021) Delivering the homes Londoners needs

LPP H1	(2021) Increasing housing supply
LPP H10	(2021) Housing size mix
LPP H2	(2021) Small sites
LPP HC1	(2021) Heritage conservation and growth
LPP SI1	(2021) Improving air quality
LPP SI12	(2021) Flood risk management
LPP SI13	(2021) Sustainable drainage
LPP SI2	(2021) Minimising greenhouse gas emissions
LPP SI3	(2021) Energy infrastructure
LPP SI5	(2021) Water infrastructure
LPP T3	(2021) Transport capacity, connectivity and safeguarding
LPP T5	(2021) Cycling
LPP T6	(2021) Car parking
LPP T6.1	(2021) Residential parking
NPPF11 -24	NPPF11 2024 - Making effective use of land
NPPF12 -24	NPPF12 2024 - Achieving well-designed places
NPPF14 -24	NPPF14 2024 - Meeting the challenge of climate change, flood and coastal change
NPPF15 -24	NPPF15 2024 - Conserving and enhancing the natural environment
NPPF16 -24	NPPF16 2024 - Conserving and enhancing the historic environment
NPPF2 -24	NPPF2 2024 - Achieving sustainable development
NPPF4 -24	NPPF4 2024 - Decision making
NPPF5 -24	NPPF5 2024 - Delivering a sufficient supply of homes
NPPF8 -24	NPPF8 2024 - Promoting healthy and safe communities
NPPF9 -24	NPPF9 2024 - Promoting sustainable transport