



HILLINGDON
LONDON



North Planning Committee

Date: TUESDAY, 13 MARCH 2012

Time: 7.00 PM

Venue: COMMITTEE ROOM 5
CIVIC CENTRE
HIGH STREET
UXBRIDGE
UB8 1UW

**Meeting
Details:** Members of the Public and
Press are welcome to attend
this meeting

To Councillors on the Committee

Eddie Lavery (Chairman)
Allan Kauffman (Vice-Chairman)
David Allam (Labour Lead)
Jazz Dhillon
Michael Markham
Carol Melvin
John Morgan
David Payne

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Contact: Charles Francis
Tel: 01895 556454
Fax: 01895 277373
cfrancis@hillington.gov.uk

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Lloyd White
Head of Democratic Services
London Borough of Hillingdon,
3E/05, Civic Centre, High Street, Uxbridge, UB8 1UW
www.hillingdon.gov.uk



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Petitions and Councillors

Petitions -Petitions- When a petition of 20 signatures or more of residents that live, work or study in the borough is received they can speak at a Planning Committee in support of or against an application for up to 5 minutes. Where multiple petitions are received against (or in support of) the same planning application, the Chairman of the Planning Committee has the discretion to amend speaking rights so that there is not a duplication of presentations to the meeting. In such circumstances, it will not be an automatic right that each representative of a petition will get 5 minutes to speak. However, the Chairman may agree a maximum of 10 minutes if one representative is selected to speak on behalf of multiple petitions.

Petitions must be submitted in writing to the Council in advance of the meeting. Where there is a petition opposing a planning application there is also the right for the applicant or their agent to address the meeting for up to 5 minutes.

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

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

How the Committee meeting works

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

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

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

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

The procedure will be as follows:-

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

About the Committee's decision

The Committee must make its decisions by having regard to legislation, policies laid down by National Government, by the Greater London Authority - under 'The London Plan' and Hillingdon's own planning policies as contained in the 'Unitary Development Plan 1998' and supporting guidance. The Committee must also make its decision based on material planning considerations and case law and material presented to it at the meeting in the officer's report and any representations received.

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

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

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

Agenda

Chairman's Announcements

- 1 Apologies for Absence
- 2 Declarations of Interest in matters coming before this meeting
- 3 To sign and receive the minutes of the previous meeting
- 4 Matters that have been notified in advance or urgent
- 5 To confirm that the items of business marked Part 1 will be considered in public and that the items marked Part 2 will be considered in private

Reports - Part 1 - Members, Public and Press

Items are normally marked in the order that they will be considered, though the Chairman may vary this. Reports are split into 'major' and 'minor' applications. The name of the local ward area is also given in addition to the address of the premises or land concerned.

Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	48 Pinn Way, Ruislip 17220/APP/2011/2804	Eastcote & East Ruislip	Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side. Recommendation: Refusal	13 - 22
7	111 Parkfield Crescent Ruislip 68057/APP/2011/2934	South Ruislip	Erection of a 2-bedroom attached house with associated amenity space and parking (Part retrospective application). Recommendation: Refusal	23 - 34

Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
8	206 Field End Road, Eastcote 14770/APP/2012/50	Cavendish	Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) involving installation of extractor duct to rear. Recommendation: Approval	35 - 46
9	Harefield Hospital Bowling Club, Taylors Meadow, Hill End Road, Harefield 6815/APP/2011/3095	Harefield	Installation of 2 x temporary portakabins for use as changing rooms involving demolition of existing outbuildings. Recommendation: Approval	47 - 58
10	82 Catlins Lane, Pinner 63932/APP/2011/2781	Northwood Hills	Part two storey, part single storey side/rear extension with 1 rooflight involving demolition of existing garage to side. Recommendation: Approval	59 - 68
11	89 Joel Street Northwood 45536/APP/2011/3058	Northwood Hills	Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis). Recommendation: Approval subject to no further objections being received	69 - 78
12	53 Stanley Road Northwood 44765/APP/2011/2983	Northwood Hills	Single storey side/rear extension involving demolition of existing side extension. Recommendation: Approval	79 - 88

Part 2 - Members Only

The reports listed below are not made public because they contain confidential or exempt information under paragraph 6 of Par 1 of Schedule 12A to the Local Government (Access to Information) Act 1985 as amended.

13	Enforcement Report	89 - 96
14	Enforcement Report	97 - 106
15	Enforcement Report	107 - 114
16	Any Other Business in Part 2	

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Minutes

NORTH PLANNING COMMITTEE

21 February 2012

Meeting held in Council Chamber - Civic Centre,
High Street, Uxbridge UB8 1UW



	<p>MEMBERS PRESENT: Councillors: Eddie Lavery (Chairman) Allan Kauffman (Vice-Chairman) David Allam (Labour Lead) Jazz Dhillon Michael Markham Carol Melvin John Morgan David Payne</p>
	<p>LBH Officers Present: James Rodger, Meg Hirani, Syed Shah, Sarah White and Nav Johal</p> <p>Also Present: Councillors' John Hensley, Jonathon Bianco, Andrew Retter, Philip Corthorne, Richard Lewis, Scott Seaman-Digby</p>
127.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>None.</p>
128.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>Councillor Richard Lewis declared an interest in relation to Item 8, St John's School, and remained in the room for the duration of this item.</p>
129.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETING - 2 FEBRUARY 2012 (<i>Agenda Item 3</i>)</p> <p>These were agreed to be an accurate record.</p>
130.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
131.	<p>TO CONFIRM THAT THE ITEMS OF BUSINESS MARKED PART 1 WILL BE CONSIDERED IN PUBLIC AND THAT THE ITEMS MARKED PART 2 WILL BE CONSIDERED IN PRIVATE (<i>Agenda Item 5</i>)</p> <p>Items marked part 1 were considered in public and items parked part 2 were considered in private. There were no part 2 items to consider.</p>

132. **ST JOHN'S SCHOOL, POTTER STREET HILL, NORTHWOOD - 10795/APP/2011/2627** (*Agenda Item 8*)

Retention of additional classroom and assembly area with library for pre-prep school, together with first aid room and staff toilet, without complying with condition 4 of planning permission ref: 10795/APP/2001/1600 dated 21/11/2001 (which limited pupil numbers at the school to 350 and staff to no more than 40 FTE) to allow for the retention of the current staff numbers (65 full-time equivalent staff).

The Chairman introduced the application and reminded all those present that the Council meeting on 12 January 2012 had approved a change to its petition procedures and speaking rights at Planning Committee meetings.

Where there were multiple petitions received in relation to a planning application, the Chairman of the Planning Committee had the discretion to amend speaking rights so that there was no duplication of presentations to the meeting. There would not be an automatic right that each organiser of a petition will get 5 minutes to speak. The Chairman may agree a maximum of 10 minutes speaking time for a representative to speak on behalf of the multiple petitions. The applicant or their agent also had the right to speak at the Committee meeting about the application for 5 minutes.

For this application the Council had received a total of 37 petitions in support of the application, this included an on-line petition. A total of 4 petitions had been received against the application. The Chairman had agreed that the petitioners in support of the application be granted 10 minutes to address Committee and two petitioners had been nominated to speak on the petitioners behalf. The Chairman had agreed that the petitioners against the application be granted 5 minutes to address Committee as the 4 petitions received had the same statement against the application and as the majority of the signatures on the petitions being the same.

It was noted that Members had considered the large volume correspondence and papers in relation to this application. This included a lengthy addendum which set out an additional statement from the petitioners in objection to the application. It was noted that all planning decisions were influenced by planning matters. The comments from residents, MP, Councillor's had all been noted by Committee.

An earlier application to retain a single storey extension to the school which was sited within the Green Belt without complying with condition 4 of the original permission dated 21st November 2001 which limited pupil and staff numbers at the school to 350 and 40 full time equivalent (FTE) respectively so as to allow current numbers of 405 pupils and 65 FTE staff to be retained was refused at the North Planning Committee on 29th April 2010.

A subsequent appeal was dismissed. The School had made a legal challenge to the Inspector's decision which was still pending. Before the appeal was due to be heard, a further application was submitted with updated information. This application was due to be considered at a special North Planning Committee meeting on the 9th March 2011, but the School withdrew the application before the committee could consider it.

A breach of condition notice was subsequently served on the 20th September 2011. This was also the subject of judicial review but this had been quashed. This application sought to retain the single storey extension to the school whilst allowing the School to retain the existing 65 FTE compliment of staff only at the School.

The School stated that plans were in hand to reduce existing pupil numbers. This application was therefore substantially different from the previous application. Furthermore, Counsel opinion had been obtained and advised that the determination of this application would not affect the continuing legal effect of the BCN.

The Inspector dismissed the previous appeal due to traffic queuing on Potter Street Hill, which was prejudicial to highway and pedestrian safety and the free flow of traffic.

The School was clear that 65FTE were employed at the School and that this number would not be exceeded. Car parking was now better managed at the School. It was considered that the School had adequately demonstrated that the 25 staff did not materially contribute to the congestion on Potter Street Hill to justify a refusal of permission. Traffic queues occurred during peak parent pick up and drop off times. It was also noted that there was significant support from the wider community that St John's should be allowed to retain existing staff numbers.

In considering the previous appeal to retain existing pupil and staff numbers, the Inspector, in May 2011, stated that the building would remain, so its impact upon its surroundings would be neutral so that in itself, the building would have no further effect on the openness of the Green Belt or the character and appearance of the area.

Since the Inspector's decision there had been no changes at the School to suggest that the on-site parking was no longer available. The issue that needed to be assessed was the contribution that the staff made to the formation of traffic queues which restricted the free flow of traffic on Potter Street Hill.

Based upon the recent travel plan survey, staff contributed a total of 118 vehicle movements a day (81% of 73 staff arriving and departing). If all staff traffic movements were assumed to use Potter Street Hill, staff accounted for only 6.6% of total traffic movements. A reduction of 25 staff or 34% would in turn represent a pro-rata reduction in traffic by approximately 2.2% reduction. A number of school staff did not use Potter Street Hill; therefore this figure would be lower.

The timings of staff movements and the implications for the queuing on Potter Street Hill reflected that very few staff vehicle movements took place at the same time as when traffic queues typically form on Potter Street Hill. Reducing staff numbers would therefore have little discernible impact on the traffic queues. A number of the teachers also made the point that they were contractually obliged to be present at the school before pupils arrived and after they departed.

This application only concerned staff numbers; it was therefore materially

different from the previous application considered at appeal. The application was recommended for approval.

In accordance with the Council's constitution representatives of the petitions received in support to the proposal were invited to address the meeting. Ms Suki Kalirai, Head of Special Educational Needs at St John's School, and Ms Naomi Vaughan, on behalf of parents of pupils at St John's School, spoke on behalf of the petitions submitted.

- The petitioners spoke on behalf of staff at St John's School, Hillingdon Residents, neighbours, parents, local businesses of Northwood and friends of the school.
- Ms Kalirai had worked as a teacher in The London Borough of Hillingdon for over 20 years. At schools such as Stockley Academy, for the language support service with children from ethnic minority backgrounds, Sunshine House School - school and home for children with visual and physical disabilities.
- Ms Kalirai stated it had been a fantastic borough to work for and she had been proud to be part of it. That she was proud to be at St Johns School, which was one of the most nurturing schools she had worked in.
- Staff were distressed at the situation the school was in and wanted their voice to be heard to ensure that the outstanding school could stay open.
- As staff, they regret the upset surrounding the approval and conditions laid down by the Committee in 2001.
- Current staff numbers were broadly the same now as they were then. The pupil numbers were being reduced by the school.
- This issue was about jobs and education, not traffic.
- Ms Kalirai stated it seemed that the 2001 Planning Committee Members laid down the original conditions because it wanted to limit the traffic on Potter Street Hill.
- This application would not affect the traffic flow or impact negatively on the safety of any individuals or residents using Potter Street Hill.
- Staff were bound by their contracts to arrive and leave at different times from the pupils. Teaching staff needed to be on site before and after the pupils. Cleaners and caterers arrived and left at completely different times to the pupils. Petitioners therefore felt that traffic volume would not be reduced by cutting staff numbers.
- The petitioner stated that the Committee had it in their power to keep 25 people in their jobs, with a local employer who wanted to keep them. Alternatively the Committee could add them to the unemployment figure by allowing redundancies. Staff would be made redundant in a tough economy.
- Ms Kalirai asked if it acceptable that staff may have to up root their own families and go somewhere else new to seek employment, when the traffic on Potter Street Hill would not be affected at all by any staff cuts.
- Staff were proud to work at St John's. It was a successful, thriving school, with excellent academic standards, the pastoral care and the high quality extra-curricular activities offered.
- Pupils were encouraged to become involved in the community and they provided musical entertainment for the children at Sunshine house school and for the elderly at Erskine hall. In the last 9 years the school had raised over £130,000 for good causes.
- Even with reduced pupil numbers, the school still needed all the teaching staff, as they would have the same number of classes and

sets.

- Teaching assistants were a vital part of staffing with younger children and they were found in every single school in the country.
- The school also needed all of the support staff. Petitioners felt they could not reduce the cleaning and maintenance staff. Appropriate health and safety standards needed to be maintained.
- Ms Kalirai stated that petitioners regretted that the breach had caused so much upset. Staff traffic was not the problem, maintaining a community asset was.
- Ms Vaughan had been nominated by the parent body at St John's to speak to the Committee on behalf of parents. She was a former Chair of the St John's Parents Association.
- Ms Vaughan had many conversations with other parents who were seriously worried about the impact of the Committee's decision on the future of their children's education. The Parents Association wanted the school to resolve its planning issues and to be able to focus on providing an outstanding education.
- It was stated that all of the school's parents supported the application and many of them were present.
- It was felt the staff at the school were of the highest quality and all were needed to continue to deliver a first class education. The impact of a refusal of this application would be on teaching staff, as all of the school's support staff were needed to maintain its grounds and buildings.
- If the number of teaching staff was reduced then fewer parents would apply to send their children to St John's School. There would be a decline in standards and was in competition, the school would eventually close.
- Over fifteen hundred Hillingdon residents, neighbours, staff, parents and friends of the school had signed the 36 petitions in support and there were nearly two thousand names on an on-line petition.
- That although a small number of local residents opposed the application, over 100 Gatehill Estate Residents and over 70 Pinner Hill Estate Residents had signed petitions supporting the school.
- Parents had been told by the School that it was committed to reducing pupil numbers. In terms of the impact on traffic, it was self-evident that teaching and support staff travel to and from school at different times to parents delivering and picking up their children.
- The school would continue to work with parents and the Council in reducing traffic journeys as it had done for some time through the efforts of the School Travel Plan, agreed with Hillingdon, and other initiatives.
- No Council or Councillor wanted to see 25 local people be made redundant, and the local MP had written to Councillors to this effect.
- Should the school close, it was a great concern for parents, because at this stage in the school year places at alternative schools would be limited and really opportunistic.
- Also, many children would have missed deadlines to apply for places elsewhere for September 2012. The disruption to the pupil's education would be disastrous.
- Any move to allow redundancy in this economy is wrong.

In accordance with the Council's constitution a representative of the petitions received in objection to the proposal was invited to address the meeting. Mr

Nick Raspin spoke on behalf of the petitioners.

- Mr Raspin stated that the academic record of St John's School was not up for discussion.
- That conditions were set to prevent additional traffic and this had safety implications.
- He stated that many of St John's School staff used Potter Street Hill to travel to and from the school.
- Many that were in favour of the application that had signed the petition lived outside the area.
- Mr Raspin stated that this was not a popularity contest; it was about what was right.
- He asked how many staff were employed at the site and that a condition had been set for 40fte staff.
- That the school had repeatedly increased staff and misled the Council on this.
- The petitioner felt that the application forms did not match the financial accounts.
- He stated that although it maybe tempting to replace the original condition or amend this, he did not advise Committee do this.
- There were daily parking issues and residents were forced to park on narrow roads. The parking issues faced went against policy.
- The tutor to staff ratio was improving, independent schools did operate with higher ratio's.
- Mr Raspin stated that accidents had increased in recent years and that there had been delays for emergency services using the road due to traffic.
- The road safety condition had been there for 10 years, this application, if approved, would weaken the safety issues.
- Mr Raspin asked the Committee to consider what a life was worth.

Mr Martin Robb, Governor of St John's School, spoke on behalf of the application submitted:

- On behalf of the Board of Governor's Mr Robb expressed his sincerest apologies for the need to be at the Committee meeting. As a Chartered Surveyor with around 20 years' experience; he understood the significance of a breach of planning condition.
- St John's wished to act as a constructive and legitimate member of the community at all times. He asked the Council to allow the School to retain 65FTE staff.
- Mr Robb confirmed that they now had systems in place at the School to ensure that planning conditions were complied with. The school was in the process of reducing pupil numbers to 350 by September 2012.
- The seriousness of the position that St John's found itself in could not be overstated. If the Committee's decision was to refuse planning consent they would have insufficient staff numbers to educate 350 boys and St John's would not be viable.
- The school had similar ratios of teaching staff to pupils to competitor schools. The school was not doing anything excessive in having these staff numbers, nor were they in 2001, when the total staff numbered around 70, including around 40 FTE teaching staff.
- It was noted that when the planning inspector reached her decision last May, it was considered that there was no adverse intensification of the use of the Green Belt.

- Mr Robb stated there was no adverse contribution to congestion in Potter Street Hill caused by staff. They provided evidence for this in their Planning, Design and Access Statement and it was agreed with in the officer report.
- The school required staff to arrive before pupils, to prepare for the school day. They left after the pupils had gone home. Any car journeys by staff were made well before, or after, the roads became busy.
- The movement of pupils was an issue, the school recognised that. They were reducing pupil numbers, as required and looking at a range of measures that would help to make life easier for the school and its neighbours. Discussions on specific proposals were underway with the Council's Highways Department.
- This application was about staff, not pupils travel arrangements. The impact of this application on congestion was nil, the impact on the green belt was considered by an independent expert to be nil.

The Chairman asked Mr Robb about the legal challenge that was outstanding; Mr Robb stated if the Council approved the application then the challenge would be withdrawn.

Ward Councillors were present and spoke on the application:

- There was a long history with this application. Most of this had revolved around the school being situation on Green Belt land. The Council put a lot of significance on Green Belt and the Council had a good record of protecting this for residents.
- There was a great deal of emotion on this application and this was understood and appreciated.
- It was important that Committee Members had to consider the planning issues, and these were dealt with by planning law and not emotions.
- The Ward Councillors had met a number of the staff at St John's School, and it was noted that Councillor John Morgan, as a Committee Member, had stayed away from any discussions with the school.
- Ward Councillors were pleased to hear the school was moving towards improving pupil numbers.
- It was important to ensure a line was drawn and going forward the Council was not faced with another application similar.
- The Green Belt needed to be protected.
- Looking to the future the Council and the school should be working together.
- The crux of matter was traffic; Ward Councillors had visited the area and observed the traffic to and from the school.
- Ward Councillors were disturbed by some of the antics of some of the residents who made it difficult to people to park on the nearby road.
- The Ward Councillor suggested that the school asked parents to car share, particularly those arriving in large vehicles. That this conversation should be continued to be discussed in the future.
- Ward Councillors felt that staff had a minimal effect on traffic and they did not want staff to lose their jobs. That as a Council they wished for employment levels to increase.
- The Ward Councillors supported the officer recommendation and asked that Committee approved the application with the conditions set out in the report.

Members asked the Council's Legal Officer to confirm the status of the BCN served on St John's School. The Legal Officer confirmed that the application being considered would have no effect on the BCN. It applied to the 2001 planning application and would be set alongside that.

Members commented on the emotion regarding this application and had enormous sympathy for all. It was stressed that the Committee had to consider planning issues and the key issue was traffic. The building on the Green belt would remain regardless of the decision. No other issues were being determined on the site.

Members stated that education was not being considered but the planning issues and that argument with regard to staff not being an issue to the traffic was well made. Members commented that all schools across the Country faced the issues regarding traffic during peak times, and that St John's was not in isolation. It was clear in this case that staff at St John's School did not cause the traffic at Potter Street Hill and that with the pupil reduction the situation should improve.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the application be approved as per the agenda and the changes set out in the addendum.

133. **39 HIGHFIELD DRIVE, ICKENHAM - 67201/APP/2010/1803** (*Agenda Item 6*)

Demolition of existing property and the erection of a two storey, with rooms in roofspace, six bedroom detached dwelling.

This application was deferred at the North Planning Committee of the 20th December 2011 for a site visit. Members visited the site on the 24th January 2012.

Planning permission was sought for the erection of a 6 bedroom detached house. The proposed house, would provide a satisfactory standard of accommodation for future occupiers and would not harm the amenities of nearby residents. With the proposed amendments, it was considered that the development would relate satisfactorily with the character and appearance of other houses in the street, the street scene and surrounding area generally.

A new petition, objecting to the application, with 23 signatures had been received. Concerns had been raised by adjoining residents relating to the accuracy of the plans and in particular the distance the new property would extend beyond the rear of the current building, which on the plans is shown to align with the rear of No.37 at a distance of 5.105m; and the discrepancy in the report between paragraph 3 and paragraph 5.

Officers had been to the site twice and measured this distance, there was a discrepancy of around 100mm. Paragraph 3 was correct. With regard to

paragraph 5 this particular sentence was referring to No.41 and should say 'house' as opposed to 'houses'.

In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. Mr Jerry Hughes spoke on behaviour of the petitioners:

- Mr Hughes stated that the plans shown in the report did not reflect the application adequately. He felt there were discrepancies in the accuracy of the plans.
- The figures that were stated in the plans gave the planners the option to go further with the extension and closer into the neighbouring properties.
- The petitioner stated that the shadow plans shown were significantly different to what the current building at no.37 was currently like; the plans reflected what it was like in 1991.
- Petitioners did wish that no.39 be developed as it was an eyesore but would like it to be developed legally.
- Mr Hughes stressed that he felt the plans shown were incorrect.

The agent was not present.

A Ward Councillor was present and addressed Committee:

- The Ward Councillor stated that if the plans in the report were not correct than the information before Committee was inaccurate. Therefore the Committee would not be in a place where they could make a decision on the application before them.

The Council's Legal Officer confirmed that if the Committee made a decision on the application at the meeting then it would be on the plans submitted to them.

Officers confirmed that the addendum contained new plans and the discrepancy was very small. It was confirmed, again, that officers had been out twice to measure to site. It was also confirmed by officers that the overshadowing diagram was correct.

Members discussed the application and stated that the issues regarding the application was around the size and measurements. Members were happy that officers had the correct measurements.

Members stated that when the carried out the site visit it was looked at in detail and they felt the development would be an asset to the street scene.

The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the application be approved as per the agenda.

134. **OAKWOOD, CATLINS LANE, PINNER - 67139/APP/2011/2005** (*Agenda Item 7*)

Part two storey, part single storey rear/side extension and single

storey detached garage to side/rear involving demolition of existing detached garage to side.

This application was deferred at the committee of the 10th January 2012 for a site visit. Members visited the site on the 24th January 2012. Petitioners had addressed the Committee at the meeting on 10th January 2012 and a new petition had not been received, there was therefore no right to speak for petitioners at this meeting.

The application property was a distinctive, two storey, detached dwelling situated on the western side of Catlins Lane. The property dates from 1904, was locally listed and within the Eastcote Village Conservation Area. It was built in an Arts and Craft style, with elevations comprising rough cast render with a tiled roof with a circular bay to the front and a tiled roof turret.

The streetscene was verdant and semi-rural in nature. It was primarily residential with large two storey individually designed houses, generally set in large plots, with the buildings set well back from the road.

The application remained the same as previously presented to Committee with a minor amendment to the size of the patio, and width of the side extension, which were being reduced. The plans remained the same and additional information had been provided with the materials to be used.

An email had been received from a resident stating that the English Heritage had decided to protect the house with a Grade II listing and were expecting ratification of this from the Secretary of State by 29th February. Officers had received confirmation from English Heritage that the property was not recommended for a statutory listing.

It was also noted that an additional standard condition would be added, which was not included in the report or addendum, with regard to 'boundary treatment.'

As site was within the Eastcote Village Conservation Area, Mrs Lesley Crowcroft had indicated she would be speaking on their behalf:

- Mrs Crowcroft felt that the report, additional conditions and addendum did not show the protection across the ridge.
- She asked that the rough cast be retained and the application would be more acceptable.
- It was felt that the side extension would cause a terrace effect.
- The new revised drawings did not contain the dimension of the side extension, as detailed in the officer's report.
- Mrs Crowcroft asked that the conditions on the application contained a minimum distance. Neighbours and occupiers of Westcott had shown concern.
- There were problems with air vents to consider.
- The Conservation Panel felt the side extension would be over dominant and not in-keep with the street scene.

Officers confirmed that the conditions on the application required that the tiles and lights on the site be retained. Officers also confirmed that the plans set out in the addendum set out the distances. The rough cast was detailed in the conditions and was proposed to match.

	<p>Members commented that the property needed some work. The features of the property were being kept and the development would be a vast improvement.</p> <p>Members had visited the site and thought it was an interesting development. It was noted that the urban and conservation officer stated in the report that the development was acceptable.</p> <p>The recommendation for approval was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved –</p> <p>That the application be approved as per the agenda and the changes set out in the addendum, and additional standard boundary treatment condition.</p>
135.	<p>5 POPLARS CLOSE, RUISLIP - 61775/APP/2011/1204 (<i>Agenda Item 9</i>)</p> <p>Single storey side/rear extension.</p> <p>The application related to a semi-detached house dating from the 1930's on the southwestern side of Poplar Close, a cul-de-sac serving eleven dwellings and a scout hall. Poplar Close was off Ickenham Road, near the junction of Ickenham Road with High Street.</p> <p>The site was within the Developed Area as identified in the Hillingdon Unitary Development Plan (UDP) and the Ruislip Village Conservation Area.</p> <p>The proposal was for a side and rear extension that would wrap around the rear of the existing house. The house had been extended in the past with a hip to gable roof alteration for a loft conversion under Permitted Development rights. This was undertaken prior to the property being included within the Ruislip Village Conservation Area.</p> <p>The main considerations were the design and impact of the extension on the house and wider locality, the impact on the amenities of adjoining occupiers and car parking considerations. With regard to any loss of privacy, it was considered that the proposal would not have an adverse affect on the amenity of adjoining residents. The proposal would involve no additional side facing windows.</p> <p>In accordance with the Council's constitution a representative of the petition received in objection to the proposal was invited to address the meeting. Mr Trevor Browne spoke on behalf of the petitioners:</p> <ul style="list-style-type: none"> • Mr Browne explained to Members that before Christmas the officer recommendation was to refuse this application. • That the plans previously submitted were similar to what was being presented in the report to Committee. • The majority of the residents in the area were elderly and when amendments came out they did not have access to the updated plans. • Mr Browne questioned why the recommendation had changed and that there were only small changes to the report.

- It was felt that the application was overdevelopment and would be over dominant.
- He felt the comments on the previous report were still relevant.
- Mr Browne asked Members to vote against the officer recommendation and refuse the application.

The agent was not present.

A Ward Councillor was present and addressed Committee:

- The Ward Councillor supported the objections of the residents.
- It was stressed that the was development in a Conservation Area.
- That the large roof extension was against policy B15, and it would impact on amenities.
- The Ward Councillor found it difficult to see how the application would enhance the area.
- It was urged that the Committee gave serious consideration to the points that were raised regarding the application.

Officers commented on the plans submitted with the application and stated that the Council had no control over who draws the plans. A number of minor revisions had been done on the plans due to some inaccuracies. Officers also commented that the proposal was a regular shape roof form. This was no different to a large amount of applications approved across the Borough, including in Conservation Areas.

Officers spoke about the flue and explained that for the application this would have to be taken down and that any new flue put back should have some control over by the Council. Therefore a condition would need to be added here.

Members agreed that they were not happy with the plans and felt that a site visit would be beneficial. It was also noted that the conservation officer comments in the report were not very detailed.

The recommendation for deferral was moved, seconded and on being put to the vote was unanimously agreed.

Resolved –

That the application be deferred for a site visit.

The meeting, which commenced at 7.00 pm, closed at 8.41 pm.

These are the minutes of the above meeting. For more information on any of the resolutions please contact Nav Johal on 01895 250692. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

Agenda Item 6

Report of the Head of Planning & Enforcement Services

Address 48 PINN WAY RUISLIP

Development: Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side

LBH Ref Nos: 17220/APP/2011/2804

Drawing Nos: Location/Block Plan
601.301-1
Photographs
601.301-4 Rev. A
Email from agent
601.301-5 Rev. B
601.301-3 Rev. C

Date Plans Received: 18/11/2011

Date(s) of Amendment(s): 18/11/2011

Date Application Valid: 06/12/2011

18/01/2012
26/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three-bedroom detached house on the southwestern side of Pinn Way, mid way between the junctions with St. Martin's Approach, to the northwest, and Eastcote Road, to the southeast.

The street scene is residential in character and appearance comprising detached properties. The two storey elements of the properties either side are spaced 4m and 5m apart respectively for Nos. 46 to the north and 50 to the south. No. 46 has a single storey rear extension projecting approx. 4m from the rear and a single storey garage to the side facing No. 48 and forming part of that boundary. No. 50 to the south has a rear single storey flat roofed extension and large flat roofed dormer roof extension.

The application property has an attached flat roofed garage to the south, next to No. 50. This projects from the front wall of the house slightly, but behind, the two storey bay window. To the north, next to No. 46, is an attached single storey side, partially glazed, extension. On the rear of the application property is a conservatory.

The site is within the Moat Drive Area of Special Local Character and within an Archaeological Priority Area. The site lies within a Developed Area as identified in the

policies of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

1.2 Proposed Scheme

This scheme is a revision of the previously approved scheme for single storey extensions at this property. The current scheme includes the majority of the previous scheme but with the addition of the first floor element of the rear extension and a replacement side extension to the north of similar shape, size and location. The previously approved dummy roof at the front would be replaced with a parapet wall, reflecting the original extension. On the ground floor the proposal would create a new fourth bedroom at the front with ensuite and playroom behind and extended kitchen and dining room to the rear. On the first floor the proposal would create a larger third bedroom, two new obscure glazed side windows would be inserted in the wall facing No. 50 that would serve a study and new ensuite bathroom to the main bedroom. Two new rooflights would be inserted in the side roofslope of the original roof facing No. 50. The individual elements of the scheme are as follows:

The proposed single storey side extension as viewed against the eastern, front elevation:

The proposed single storey side extension would be on the same footprint as the existing garage, which projects 0.74m from the front wall of the main house. The proposed increased height parapet wall would replace the approved proposed dummy roof at the front and, as previously, a flat roof behind at 3m high. The proposed parapet wall would be 3.35m in height, 0.47m above the height of the existing garage parapet. The front extension would have a three-light window facing the street, as previously approved.

South, side elevation facing No. 50:

Two new obscure glazed first floor windows in the side walls of the original house would serve an ensuite bathroom and study. The proposed study would also be lit by the proposed two new rooflights.

West, rear elevation:

A rear two storey extension above the approved flat roofed single storey rear extension is proposed which would extend to the width of the two storey element of the original house, at 9.9m wide. The side walls would continue from the existing flank walls of the main house. The new eaves and roof would follow the line of the existing eaves and ridge and pitch, finishing in a hipped end. The extension would project 4m from the existing rear wall. The bedroom would be lit by a traditional window. To the side of the proposed two-storey extension would be a single storey flat roofed extension, facing No. 50, as previously approved. The two storey element would be sited over 2m inside the property boundary adjacent to No. 46.

North, side, facing No.46:

The existing white pvc and part glazed lean-to extension would be replaced with an extension of the same form and amount of glazing. The existing extension is set back by 4.68m from the edge of the existing front porch and is 5.2m long, 2.3m to eaves and 2.68m to the highest part of the lean-to roof. The proposed replacement would be set back by 3.4mm from the edge of the existing front porch and is 5.3m long, 2.1m to eaves

and 2.8m to the highest part of the lean-to roof. It would have a door to the front, as does the existing extension. On this side, two new ground floor windows are proposed, one to either side of the replacement side extension, obscure glazed, serving the hallway and downstairs wc. Also on this elevation a new high level window is proposed to serve an existing en-suite bathroom.

Materials:

The materials of the ground floor at the rear are proposed to be wood cladding. Otherwise the materials would match the existing property. This would comprise brick at the front, for the garage conversion and white render with partial glazing for the replacement lean-to and white render to sides and first floor rear extensions.

1.3 Relevant Planning History

17220/APP/2011/1920 48 Pinn Way Ruislip

Conversion of attached garage to side to habitable use and single storey rear extension involving demolition of conservatory to rear

Decision Date: 14-10-2011 Approved **Appeal:**

Comment on Planning History

17220/APP/2011/1920 Single storey side and rear extensions approved 14 October 2011.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

11 neighbouring properties and Ruislip Residents Association were consulted on 8 December 2011. 6 letters and 3 petitions (two with 20 signatures and one with 6 signatures) have been received objecting to the proposal on the following grounds:

1. Extending beyond permitted development is not within keeping of the character of the house or others of the same style within the road;
2. The house has been modified already to the front and rear;
3. Further modifications would not be in keeping with other properties in the road;
4. No consultation has taken place with neighbours where opinions could have been voiced;
5. Too bulky;
6. Reduce light to side window of No.46;
7. Overlooking from obscure glazed side windows when opened;
8. Excessive glazing in single storey side extension.

Case Officer: matters raised in 1, 2, 3, and 5 relate to the visual impact of the scheme and appearance and are addressed in the body of this report. Item 4 relates to consultation. A check has confirmed letters were sent and consultation has been carried out in accordance with statutory requirements. Items 6 and 7 relate to impacts to neighbours which are addressed in the body of the report, as is Item 8.

English Heritage, Greater London Archaeology Advisory Service: No comment

Conservation and Design Officer:

Background: This is an attractive 1930s detached house within the Moat Drive ASLC. Moat Drive was built around a central island of trees and vegetation and is characterised by 1930s large detached houses. The majority of houses follow a similar house shape, being of a stepped form where any extensions to the properties tend to be set back following the original form of the house.

Planning permission has already been given for the conversion and extension of the existing garage.

Comments: The scheme proposes a wrap around single storey side and rear extension and a two storey rear extension, along with the demolition of existing garage and other extensions.

From a conservation and design point of view, any new build extension should remain subordinate to the main house. In this instance, ideally the new side extension (replacing the garage) should be set back from the front wall (i.e not the bay) by at least 1m. However, it is noted that there has been a previous planning approval re a similar extension, and given the circumstances it would not be inappropriate. There would, therefore, be no objection to this matter in this instance.

To the rear, the proposed two storey extension would cover the entire width of the existing rear elevation. This would not be considered subordinate to the house and would be as such unacceptable from a design point of view. It is therefore unacceptable.

Recommendation: The two storey rear extension should be reduced in width so that it appears subordinate and would not cover the entire rear elevation.

Conclusion: Unacceptable.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|---|
| BE13 | New development must harmonise with the existing street scene. |
| BE15 | Alterations and extensions to existing buildings |
| BE19 | New development must improve or complement the character of the area. |
| BE20 | Daylight and sunlight considerations. |
| BE21 | Siting, bulk and proximity of new buildings/extensions. |
| BE22 | Residential extensions/buildings of two or more storeys. |
| BE23 | Requires the provision of adequate amenity space. |
| BE24 | Requires new development to ensure adequate levels of privacy to |

	neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
AM14	New development and car parking standards.
LPP 5.3	(2011) Sustainable design and construction
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008

5. MAIN PLANNING ISSUES

The main considerations in respect of this proposal are the potential impact on the character and appearance of the existing property, the visual amenity of the surrounding area, residential amenity, the provision of usable private amenity space and car parking. The application was subject to pre-application advice.

With regard to the appearance of the proposals, the front of the side extension would come forward of the front building line to extend as far forward as the bay window. This is identical to the approved side extension. The previous approval forms an important material consideration, and as such no objection is raised to this part of the proposed scheme.

The proposed increased height of the existing parapet wall would exceed the HDAS recommended 3.1m by 0.27m. In this case the parapet would be high enough to provide sufficient screen to the rooflights behind, whereas at 3.1m this would be in doubt. As this element follows the design of the existing garage and is more reflective of the period of the property than the approved dummy pitched roof, this element is considered to be acceptable. The remainder of the roof of the proposal, to be a flat roof 3m in height, meets the requirement of HDAS. The side extension to the north would replace an existing side extension in form and size with rendered walls and a glazed roof with high side windows running inside the boundary to No.46 and below the height of the boundary wall. This element is considered to be acceptable in largely matching the subsidiary nature of the existing lean-to and constructed in matching materials to the main house.

The rear extension would not breach the 45 degree rule set out in the HDAS Residential extensions guidance.

There had been a Juliette balcony proposed, however the scheme was amended and the balcony has been removed from the proposals and replaced with a conventional window.

The roof of the two storey element, would follow the line of the original roof resulting in a roof form that would not appear subservient to the main house, as highlighted by the Conservation and Design Officer. Normally a set-down of 0.5m from the original ridge height would be sought. However, in this case such a height reduction would result in either creating a crown roof in order to maintain the pitch of the existing roofslopes, creating a clumsy element, or, to maintain a ridge design, it would result in differing roof slopes which would create a roofscape out of character with the existing dwelling and the character of the area. As such the proposed roof design is considered acceptable.

With regards to the width of the first floor rear extension, this would cover the entire width of the existing rear elevation. This would not be considered subordinate to the house and

would be as such unacceptable from a design point of view. It should be remembered that the site is located in an area of special local character. In such areas it is important to ensure proposals harmonise with (not dominate) the design features and symmetry of the original building. At 4m in depth the extension is substantive in size. As such the lack of subordination would have a major impact on the appearance of the property and the wider street scene. It would also create a substantial elongated roof which due to the extension not being subordinate would represent an incongruous feature. It should be noted that no similar extension to the proposed rear extension exists in Pinn Way.

It is not considered that the full width first floor extension would harmonise with the design and architectural composition and proportions of the existing dwelling contrary to policy BE5 and BE15 of the Unitary Development Plan. The scheme is considered unacceptable in this regard.

It is considered that all the proposed habitable rooms and those altered by the development would maintain an adequate outlook and source of natural light, therefore complying with Policy 5.3 of the London Plan (2011).

With regard to residential amenity, the continued glazing of the replacement single storey side extension already exists. The replacement structure would still be of the same height, behind and below the existing side boundary with No. 46 which comprises the brick wall of the garage belonging to No. 46. This element is considered to have no additional impact on privacy. The extension to the side facing No. 50 would be largely in the form as approved and so is considered acceptable. The proposed new side windows facing No. 50 are proposed to be obscure glazed and a condition is recommended to ensure they would be non-opening above a finished floor level of 1.8m. The proposed two storey rear extension would be sited some distance away from the properties either side, at 4m and 5m to Nos. 46 and 50 respectively and beyond the 45 degree sight line recommended in HDAS. There would be some overshadowing to the downstairs side window of the rear single storey extension to No. 46. As this is not a primary window to a habitable room, this element is considered to be of insufficient weight to refuse permission. The proposed two storey extension would be 4m from the side window to No. 46. However, this window is already partially obscured by a 1.8m wall and the permitted single storey extension. The orientation is such that no material shadowing would occur. The 25 degrees referred in the objections is not applicable in this context (para. 6.21 HDAS) to a subsidiary side window. The proposed two storey element of the proposals and the amount of roof are considered to fit well with the rear 'back-scape' of the properties. Although a new element in this context, the proposed two storey rear extension is considered not to affect the amenities of neighbouring properties detrimentally as there are already rear single storey extensions to the depth proposed, relatively generous distances between properties and deep rear gardens to provide sufficient spaciousness and privacy. The proposal is considered acceptable with regard to Policies BE20 and BE24 of the UDP Saved Policies September 2007.

There would be 380sq.m of rear garden remaining which would comply with HDAS requirements and the property would retain off-street parking for one space, as per the previous application, and could accommodate a second space where required in the future. The proposal is considered to be acceptable with regard to Policies BE23 and AM14 of the UDP Saved Policies September 2007.

6. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed first floor rear extension, by virtue of its overall size, and in particular its width would result in incongruous addition which would be detrimental to the architectural composition, proportions and symmetry of the existing building and would be harmful to the character and appearance of the Moat Drive Area of Special Local Character. The proposal would therefore be contrary to policies BE5, BE15 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007).

INFORMATIVES

Standard Informatives

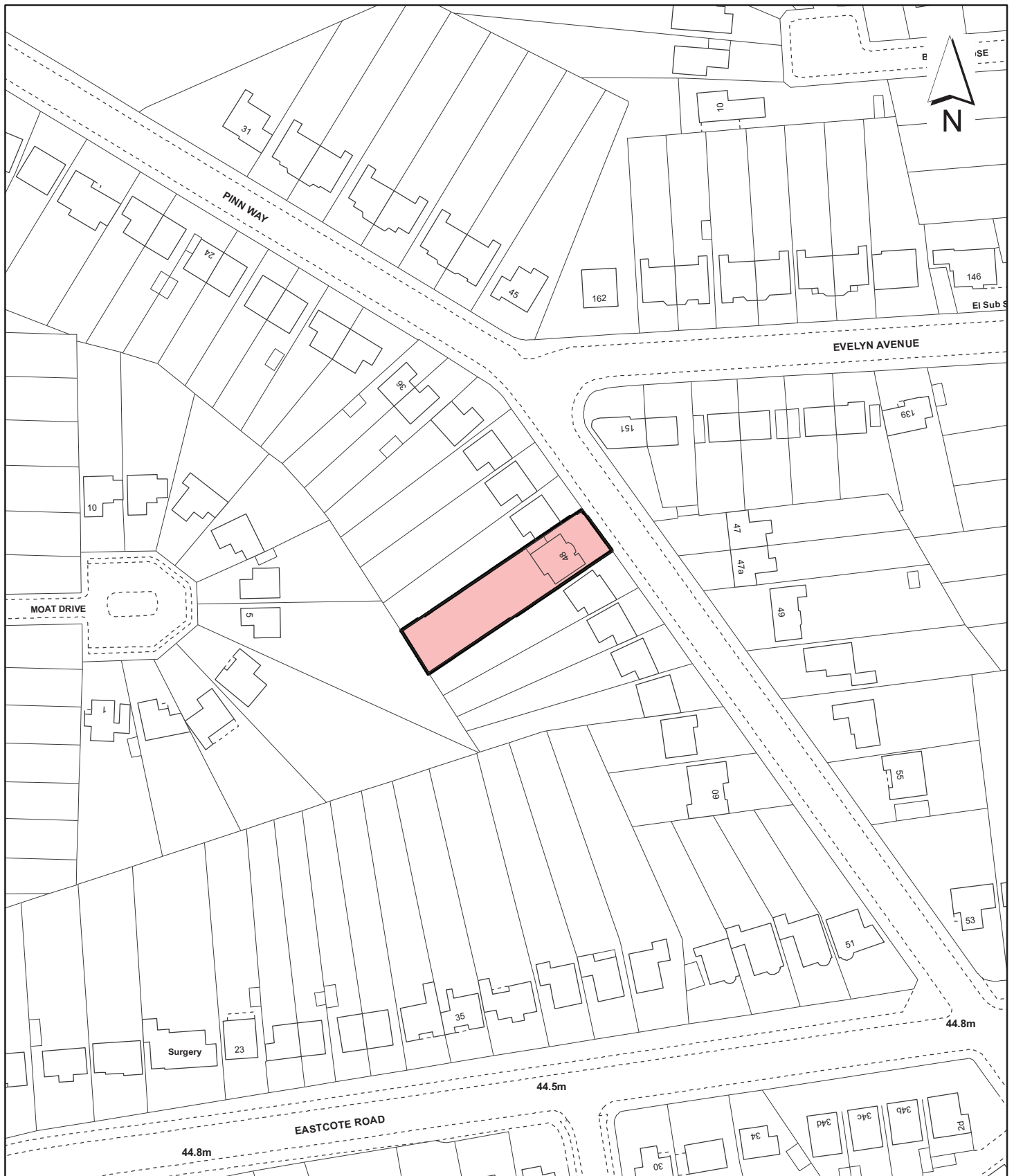
- 1 The decision to REFUSE planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to REFUSE planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE3	Investigation of sites of archaeological interest and protection of archaeological remains
BE5	New development within areas of special local character
AM14	New development and car parking standards.
LPP 5.3	(2011) Sustainable design and construction

HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement,
Supplementary Planning Document, adopted December 2008

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**48 Pinn Way
Ruislip**

Planning Application Ref:

17220/APP/2011/2804

Planning Committee

North Page 21

Scale

1:1,250

Date

**January
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

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Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 111 PARKFIELD CRESCENT RUISLIP

Development: Erection of a 2-bedroom attached house with associated amenity space and parking (Part Retrospective Application)

LBH Ref Nos: 68057/APP/2011/2934

Drawing Nos: 11/200/101 Rev. A
11/200/100 Rev. A
Design and Access Statement
Location Plan
11/200/102

Date Plans Received: 02/12/2011 **Date(s) of Amendment(s):** 02/12/2011

Date Application Valid: 06/01/2012

1. SUMMARY

This application seeks permission to erect an attached two-bedroom house at the side of Nos. 109 - 101 Parkfield Crescent, a pair of semi-detached properties to create a small terrace.

The house would have an identical footprint and overall scale and bulk to that of a two storey extension that was approved at No. 111 Parkfield Crescent on 10/11/11, together with a single storey rear extension. However, as an attached house, readily identified as such with separate front door, boundary fencing etc, it is considered that the development would appear unduly cramped in a road which has a reasonably uniform character, mainly comprising semi-detached houses of a similar size and more spacious siting. This would be compounded by the introduction of the unbalanced terrace into the road, which would appear as an awkward addition in an area characterised by semi-detached dwellings. Furthermore, the house does not satisfy minimum floor space standards or Lifetime Homes standards. The proposal also fails to provide adequate off-street parking in an area that is not well served by public transport.

The application is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed development, with the introduction of a separate front door, subdivision of the plot, separate parking space and likely different frontage treatments of the two properties in the future, would no longer read as a subordinate extension to No. 111 Parkfield Crescent. As such, the proposed attached house would appear as an unduly cramped and incongruous addition within the street scene, resulting in the formation of an unbalanced and awkward terrace, which fails to harmonise with the more spacious character of the semi-detached properties that characterise the area. The proposal would therefore harm the visual amenities of the street scene, contrary to Policies BE13 and BE19 of the adopted Hillingdon Unitary Development Plan Saved Policies (September

2007) and Hillingdon's HDAS: 'Residential Layouts'.

2 NON2 Non Standard reason for refusal

The proposed attached house, by reason of its restricted internal floor area, would fail to provide a suitable standard of residential amenity for future occupiers, contrary to Policy BE19 of the Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and Policy 3.5 and Table 3.3 of the London Plan (July 2011) and to the Council's Supplementary Planning Documents HDAS: 'Accessible Hillingdon'.

3 NON2 Non Standard reason for refusal

The proposed house would fail to satisfy Lifetime Homes standards and as such would fail to adequately meet the needs of disabled persons, contrary to Policy 3.8 of the London Plan (July 2011) and the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

4 NON2 Non Standard reason for refusal

The development fails to provide adequate off-street parking for the new dwelling and the existing house at No. 111 Parkfield Crescent. As such, it is considered that the proposal would be likely to give rise to additional demand for on-street parking in an area which is poorly served by public transport. The proposal therefore fails to comply with Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's Adopted Car Parking Standards.

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OE1	Protection of the character and amenities of surrounding properties and the local area
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies

3. CONSIDERATIONS

3.1 Site and Locality

Parkfield Crescent forms a residential crescent on the eastern edge of the Borough which is accessed from Field End Road. The application site is located on the eastern side of Parkfield Crescent, some 15m to the north of a right angle bend in the road and forms one of a pair of semi-detached properties. The two storey building is currently being erected on site. The other semi-detached property, No. 109 is sited to the north and has a single storey rear conservatory. The Borough boundary runs along the rear boundary of the site and is adjoined at the rear by a service road which lies within the London Borough of Harrow. The site forms part of the 'developed area' as identified in the adopted Hillingdon Unitary Development Plan (Saved Policies (September 2007)).

3.2 Proposed Scheme

This application seeks planning permission to erect an attached two bedroom house at the side of a semi-detached pair of houses.

The house would have an identical footprint and overall scale and bulk to that of the two storey extension that was approved at No. 111 Parkfield Crescent on 10/11/11, together with a single storey rear extension. The design only differs in terms of the fenestration and openings, the only differences being that a new front door, smaller ground floor window and design change to the first floor window are now proposed on the front elevation, a ground floor window serving a bathroom has been added on the side elevation and french doors with side lights replace a single door and window on the ground floor and a larger window would be installed at first floor level on the rear elevation.

The plans also show single car parking spaces in the front gardens of No. 111 and the proposed new property, with a bin store in the front garden of the new property, adjoining the side boundary with No. 113 and a bike store in the rear garden, also adjacent to the boundary with No. 113.

3.3 Relevant Planning History

Comment on Relevant Planning History

An application for a part two storey, part single storey side/rear extension and single storey rear extension with two rooflights, involving the demolition of an existing detached side garage and rear extension was approved on 10/11/12 (68057/APP/2011/2238).

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.10 To seek to ensure that development does not adversely affect the amenity and the character of the area.
- PT1.16 To seek to ensure enough of new residential units are designed to wheelchair and mobility standards.
- PT1.39 To seek where appropriate planning obligations to achieve benefits to the community related to the scale and type of development proposed.

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE15 Alterations and extensions to existing buildings
- BE19 New development must improve or complement the character of the area.
- BE20 Daylight and sunlight considerations.
- BE21 Siting, bulk and proximity of new buildings/extensions.
- BE22 Residential extensions/buildings of two or more storeys.
- BE23 Requires the provision of adequate amenity space.
- BE24 Requires new development to ensure adequate levels of privacy to neighbours.
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- AM7 Consideration of traffic generated by proposed developments.
- AM14 New development and car parking standards.
- HDAS-LAY Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006

LDF-AH	Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 5.13	(2011) Sustainable drainage
LPP 5.15	(2011) Water use and supplies

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

14 neighbouring properties were consulted and 3 responses have been received, together with a petition with 29 signatures.

The petition states:-

'We the undersigned ask the Planning Department of the London Borough of Hillingdon not to grant planning permission at 111 Parkfield Crescent, Ruislip to turn the property into 2 x separate terraced houses under planning application 68057/APP/2011/2934 for the following reasons:

1. The application to turn the property into two, 2 or 3 bedroom terraced properties will place an unacceptable strain on parking facilities on this part of Parkfield Crescent thereby impeding existing residents ability to park safely.
2. Parkfield Crescent is made up of predominantly 2 or 3 bedroom semi-detached properties, turning this house into terraced homes will be out of keeping with the current image of the street, the end house of which will look far too small and unsightly.'

The responses from individuals make the following points:-

- (i) Proposal not in keeping with the rest of the houses in the road as will appear squeezed. Parkfield Crescent is full of 2 and 3 bedroom semi-detached houses, mostly with shared drives between, giving a well balanced and spacious living area. This will introduce a small unbalanced terrace into street which will be an eyesore,
- (ii) My semi-detached property of last 20 years will become an end of terrace,
- (iii) This scheme will not promote family housing,
- (iv) Previously objected to extension on grounds that it will reduce light and privacy to rear garden of No. 113 Parkfield Crescent but this was ignored,
- (v) Proposal will reduce privacy of neighbouring properties, particularly as includes new side kitchen window overlooking No. 113,
- (vi) New windows may affect our prospects of being able to build in the future,
- (vii) New occupiers will be squeezed into a space that was never intended to fit an additional house,

- affecting quality of life for new and surrounding properties,
- (viii) Proposal will exacerbate existing parking problems on Parkfield Crescent, particularly in the evenings and at weekends,
 - (ix) Developer has advised that he is adding a loft extension and garage in rear garden to No. 111 Parkfield Crescent which is not on any plan. Developer plans to build on all available space and possibly convert properties to flats,
 - (x) Proposal will add to existing problems of sewers blocking,
 - (xi) The former detached garage at the property was attached to my garage and on 12/10/2011, developer promised to include a party wall agreement but this has not happened and garage has now been demolished, possibly putting my garage at risk and possibly foundations of my house,
 - (xii) Many residents very disappointed to see that changes are already planned to extension only granted permission on 10/11/2011,
 - (xiii) Scheme just to maximise profit, and
 - (xiv) Set unfortunate precedent.

South Ruislip Residents' Association: No response.

Internal Consultees

Access Officer:

The proposed development, due to its scale, is unsuitable to incorporate the Lifetime Home Standards for the following reasons.

The following access observations are provided:

1. To comply with the above policy requirements, the bathroom fittings should provide 700 mm to one side of the WC, with 1100 mm provided between the front edge of the toilet pan and a door or wall opposite. An enlargement of the bathroom to accommodate the above specification would likely render the scheme not viable.
2. The above Supplementary Planning Document states that all new dwellings should be designed to allow for the future installation of a through ceiling lift. The lift car would require an approximate area of 1500 mm x 1000 mm in addition to manoeuvring space, which would leave little or no space available for typical furniture items within the living room and corresponding bedroom.

Conclusion: Unacceptable

7. MAIN PLANNING ISSUES

7.01 The principle of the development

This is an established residential area where there would be no objection in principle to the creation of additional residential units, subject to the scheme satisfying other relevant planning considerations. These are dealt with elsewhere in this report.

7.02 Density of the proposed development

Policy 3.4 of the London Plan (July 2011) advises that Boroughs should ensure that development proposals maximise housing output having regard to local context, design principles, density guidance in Table 3.2 and public transport accessibility. Table 3.2 establishes a density matrix to establish a strategic framework for appropriate densities at different locations.

The density matrix is only of limited value when looking at small scale infill development such as that proposed with this application. In such cases, it is often more appropriate to consider how the scheme harmonises with its surroundings. However, the site is located within a suburban area and has a Public Transport Accessibility Level (PTAL) of 1a

(where 6 is the most accessible and 1 the least). Using the Mayor's guidance, with schemes that propose a typical unit size of 3 habitable rooms, the matrix recommends a density of 50-75 u/ha and 150-200 hr/ha. This proposal equates to a density of 60 u/ha and 180 hr/ha, which satisfies the Mayor's guidance.

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

Not applicable to this site.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The site is not located within or close to the Green Belt.

7.07 Impact on the character & appearance of the area

Parkfield Crescent forms a residential crescent which has a fairly uniform character, mainly comprised of semi-detached properties with a defined front building line and similar plot widths, separated by shared drives which give vehicular access to garages in their rear gardens. No. 111 Parkfield Crescent is one of the more unusual properties in the street in that it has a wider frontage which allowed a detached garage to be provided at the side of the house.

The proposed attached house would have an identical footprint, bulk and overall design as compared to the two storey extension approved on 10/11/2011 (68057/APP/2011/2238), with the only external difference to the building being to the fenestration detail and door openings. The extension was set back at first floor level and therefore considered to have an acceptable subordinate appearance and was set off the side boundary by 1m to leave an appropriate undeveloped gap in accordance with Policy BE22 of the saved UDP.

However, as a new attached house, the two storey building would no longer be read as an extension, with boundary fencing marking the boundaries, different treatment of the front elevations and gardens, proposed inclusion of an additional front door, separate parking provision etc. The original 9.3m plot width would be sub-divided into 4.8m and 4.5m wide plots. This compares to the relatively uniform typical plot width along this part of Parkfield Crescent of 6 to 7m. Also, the semi-detached houses have typical front elevation widths of 4.9 to 5.5m as compared to the 3.4m width of the new house. As such, it is considered that as a new house, the development would appear unduly cramped within the street scene, with a cluttered appearance, given the siting and proximity of the front doors. Furthermore, the proposal would introduce a terrace into Parkfield Crescent. It is considered that the resultant terrace would have an un-balanced appearance and taken together with the very cramped appearance of the new attached house, the proposal would appear as an incongruous and awkward addition to the street scene, detrimental to its visual amenities. The scheme is therefore contrary to policies BE13 and BE19 of the adopted Unitary Development Plan Saved Policies (September 2007) and the Hillingdon HDAS: 'Residential Layouts'.

7.08 Impact on neighbours

The building works have already been granted permission as an extension. As such, the impact of the development in terms of potential for overdominance and loss of sunlight have already been considered and found to be acceptable. As regards the potential for overlooking, the only material difference between the proposed building works is a side window in the new house which would serve a bathroom. However, as this would be at ground floor level, any potential for the loss of privacy to the neighbouring property at No. 113 could be mitigated with suitable boundary fencing which could be controlled by condition.

As regards the potential for additional noise and general disturbance, it is considered that there would be no significant difference between the plot being used as one large house as compared to two smaller houses. As such, the scheme complies with Policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.09 Living conditions for future occupiers

In order for new residential units to provide an adequate standard of residential accommodation, both the London Plan (July 2011) and the Council's HDAS: 'Accessible Hillingdon' establish minimum floor space standards. For a two bedroom house, a minimum internal floor area of 83sqm is required. The internal floor area of the proposed house is 50sqm which represents a serious shortfall in terms of satisfying minimum standards. This also has implications for Lifetime Homes standards which are discussed at Section 7.12. As such, the proposal would not provide adequate amenities for its future occupiers.

The proposed habitable rooms all would provide adequate outlook and natural lighting for its future occupiers.

7.10 Traffic impact, car/cycle parking, pedestrian safety

This is an area that has a low PTAL score of 1a (where 6 represents the highest level of accessibility and 1 the lowest).

No. 111 Parkfield Crescent was previously served by a detached garage with an off-street parking space on the drive. Plans for the proposed extension only showed a single off-street space on the retained drive, but a further space could have easily been provided in front of the original house if this had been needed. This proposal only shows one off-street space in front of the new house with no replacement parking being shown for No. 111 Parkfield Road (which is also outside of the application site). As such, the proposal could realistically result in 3 additional vehicles requiring to park on Parkfield Crescent. The proposal is contrary to Policy AM14 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the Council's adopted Car Parking Standards.

7.11 Urban design, access and security

- Private amenity space

Design guidance requires two and three bedroom houses to provide a minimum of 60sqm of usable amenity space. The plans show that No. 111 Parkfield Avenue would retain 79sqm of its rear garden and the new house would have 74sqm of rear amenity space. Furthermore, it is considered that this amenity space would be usable, receiving adequate levels of sunlight.

7.12 Disabled access

Policy 3.8 of the London Plan (July 2011) advises that all new housing development should be built in accordance with Lifetime homes standards. Further guidance on these standards is provided within the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

The Council's Access Officer advises that the proposed development, due to its scale, is too small to incorporate Lifetime Home Standards. In particular, the bathroom would need to be enlarged which would be likely to render the scheme unviable and the requirement to allow the future installation of a lift could not be satisfied as little space would be left in the living room and a bedroom for typical furniture.

As such, the scheme fails to satisfy Lifetime Homes standards, contrary to Policy 3.8 of

the London Plan (July 2011) and the Council's Supplementary Planning Document: Accessible Hillingdon, January 2010.

7.13 Provision of affordable & special needs housing

Not applicable to this application, given the nature of the proposed development.

7.14 Trees, Landscaping and Ecology

There are no trees on or close to the site that would constrain the development. It has been alleged that a number of trees have been removed to the rear of the site, but these trees have no great amenity value and sufficiently remote from the proposal so that this constitutes a separate issue which is being investigated by the Council's Anti-Social Behaviour Team, in conjunction with the London Borough of Harrow.

Extensive hardstanding in the front gardens of properties is characteristic of Parkfield Crescent. A condition could have been added to ensure that a front garden landscaping scheme would have been submitted, had the application not of been recommended for refusal. As such, the scheme complies with Policy BE38 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.15 Sustainable waste management

There is no requirement for proposals for houses with individual curtilages to identify where refuse will be stored as this would be largely a matter for the new occupiers. However, the submitted plans do show that there would be available space within the front garden with one off-street parking space.

7.16 Renewable energy / Sustainability

Had the application not of been recommended for refusal, a condition could have been added to any permission, requiring details of a scheme to demonstrate how Code 4 for Sustainable Homes could be satisfied.

7.17 Flooding or Drainage Issues

The application does not lie within an area prone to flooding. A condition could have been added to any grant of permission to ensure a sustainable drainage scheme was provided.

7.18 Noise or Air Quality Issues

This application raises no specific noise or air quality issues.

7.19 Comments on Public Consultations

The petitioners comments have been dealt with in the officer's report as have points (i), (v) , (vii) and (viii) raised within the individuals' responses. Point (ii) is noted, but this is a civil matter and not a reason to refuse planning permission. As this proposal is for a two-bedroom house, albeit a small one, point (iii) is disputed. Point (iv) is noted, but the previous concern raised was not ignored, rather the relationship of the extension to No. 113 was commonplace and did not result in unacceptable loss of amenity that could justify a refusal of permission. Points (vi) and (xiv) are noted, but each application has to be considered on its individual merits. Point (ix) is speculation and need to consider the scheme that has been submitted. Points (x) and (xi) do not raise planning matters. Points (xii) and (xiii) are noted.

7.20 Planning Obligations

Given the scale and nature of the scheme, there would be no requirement for a contribution in accordance with Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

7.21 Expediency of enforcement action

No enforcement issues are raised by this application. The Council's Anti-Social Behaviour Team, together with the London Borough of Harrow are investigating other possible alleged breaches of planning control at the site.

7.22 Other Issues

There are no other issues raised by this application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Although the two storey attached development is acceptable as an extension, it is not acceptable as an attached house. It has been designed as a subordinate extension and as an attached house, the development appears unduly cramped in a road which has a reasonably uniform character, mainly comprising semi-detached houses of a similar size and more spacious siting, separated by their shared drives. This would be compounded by the introduction of the unbalanced terrace into the road, which would appear as an awkward addition. Furthermore, the house does not satisfy minimum floor space or Lifetime Homes standards. The proposal also fails to provide adequate off-street parking in an area that is not well served by public transport.

The application is therefore recommended for refusal.

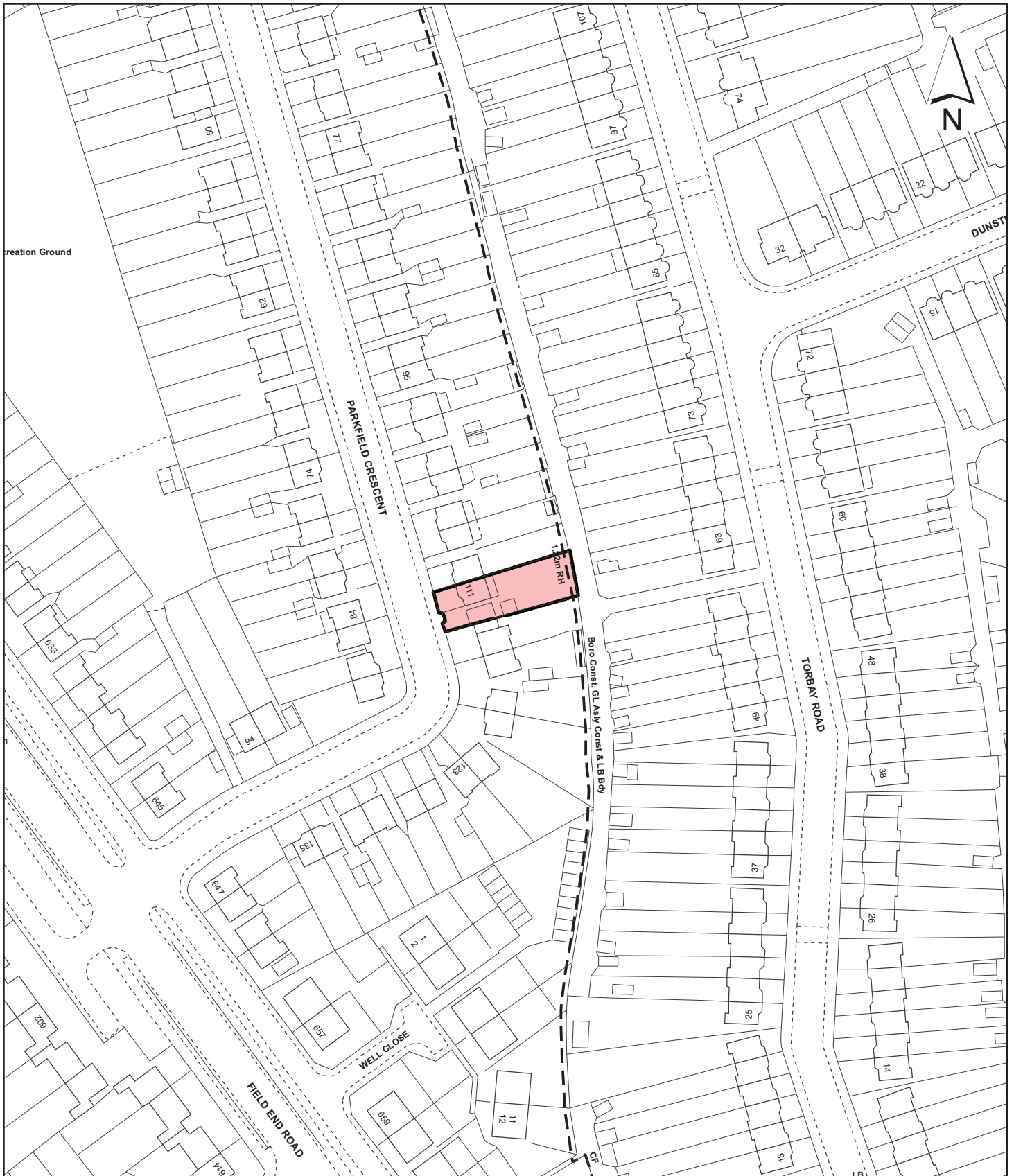
11. Reference Documents

PPS1: Delivering Sustainable Development
PPS3: Housing


London Plan (July 2011)
Adopted Hillingdon Unitary Development Plan Saved Policies (September 2007)
HDAS: Residential Layouts & Accessible Hillingdon
Consultation responses

Contact Officer: Richard Phillips

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address	
111 Parkfield Crescent Ruislip	
Planning Application Ref:	Scale
68057/APP/2011/2934	1:1,250
Planning Committee	Date
North Page 34	February 2012

**LONDON BOROUGH
OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 206 FIELD END ROAD EASTCOTE

Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) involving installation of extractor duct to rear

LBH Ref Nos: 14770/APP/2012/50

Drawing Nos: Design & Access Statement
268A/2011
268/2011
268B/2011
OS Map
268C/2011

Date Plans Received: 09/01/2012 **Date(s) of Amendment(s):**

Date Application Valid: 09/01/2012

1. **SUMMARY**

Planning permission is sought for a change of use from Class A1 (retail) to a Class A5 (hot food take away) use. The change of use does not result in the proportion of frontage in non-retail use within the secondary area exceeding 50% and it is considered that the proposal would not impact on the amenities of adjoining occupiers to such an extent as to justify refusal. The proposal is therefore considered acceptable in this instance.

2. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

2 HH-OM1 **Development in accordance with Approved Plans**

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC **Non Standard Condition**

No development shall take place until details of an air, odour and fume extraction system and a for the control of noise, vibration and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The scheme shall include such combination of measures as may be approved by the LPA. Thereafter, the

scheme shall be implemented and maintained in full compliance with the approved measures.

REASON

To safeguard the amenity of the occupants of surrounding properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

4 NONSC Non Standard Condition

No customers shall be present on the premises, nor shall the premises be used for the preparation or sale of food, between the hours of 2300 hours and 0800 hours the following day.

Reason: To safeguard the residential amenity of the occupiers of nearby properties in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

5 NONSC Non Standard Condition

The development shall not begin until a sound insulation scheme that specifies the provisions to be made for the control of noise transmission to adjoining dwellings, has been submitted to, and approved by the Local Planning Authority. The scheme shall be fully implemented before the development is occupied/the use commences and thereafter shall be retained and maintained in good working order for so long as the building remains in use.

REASON

To protect the amenities of the occupiers of residential accommodation in the vicinity in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

6 NONSC Non Standard Condition

Deliveries and collections, including waste collections, shall be restricted to the following hours 0800 hrs to 1800 hrs Monday to Friday, and between the hours of 0800 hrs and 1300 hrs on Saturdays and at no time on Sundays and Bank/Public Holidays.

REASON

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

7 NONSC Non Standard Condition

Development shall not commence until details of the full internal layout, access to building entrances (to include ramped/level approaches, signposting, types and dimensions of door width and any lobby openings) to meet the needs of people with disabilities have been submitted to and approved in writing by the Local Planning Authority. The approved facilities should be provided prior to the occupation of the development and shall be permanently retained thereafter.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2.

8 OM15 General Litter/Waste

No development shall take place until a scheme detailing the method of disposal, storage

and collection of litter and waste materials, generated by the business and/or discarded by patrons, has been submitted to and approved in writing by the Local Planning Authority. The details shall include a description of the facilities to be provided and the methods for collection of litter within and in the vicinity of the premises. The approved scheme shall be implemented in full thereafter.

REASON

To ensure that adequate provision is made for the disposal of litter and waste, in the interests of maintaining a satisfactory standard of amenity in the locality, in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Plans (September 2007).

INFORMATIVES

1 I52 **Compulsory Informative (1)**

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

2 I53 **Compulsory Informative (2)**

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

S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

3. **CONSIDERATIONS**

3.1 **Site and Locality**

The application site is located on the south west side of Field End Road, south of its junction with Elm Avenue and forms part of a terrace of 7 commercial units on the ground floor with two upper floors in residential use, accessed from the rear. The application property has a single storey rear extension with a rear yard beyond, providing off-street parking. To the north lies 204 Field End Road, in A1 retail use and to the south lies 208 Field End Road also in A1 retail use. The rear of the terrace backs onto a service road.

The street scene is commercial in character and appearance and the application site lies within the secondary shopping area of the Eastcote Town Centre, as designated in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

3.2 Comment on Relevant Planning History

The previous applications for this site were submitted by the current applicant and withdrawn due to no further action on invalid applications.

3.3 Relevant Planning History

14770/ADV/2011/87 206 Field End Road Eastcote
ADVERT

Decision: 20-12-2011 NFA

14770/ADV/2012/2 206 Field End Road Eastcote

Installation of 1 x internally illuminated fascia sign and 1 x internally illuminated projecting sign

Decision:

14770/APP/2011/2609 206 Field End Road Eastcote
CHANGE OF USE

Decision: 20-12-2011 NFA

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

- | | |
|------|--|
| S6 | Change of use of shops - safeguarding the amenities of shopping areas |
| S12 | Service uses in Secondary Shopping Areas |
| OE1 | Protection of the character and amenities of surrounding properties and the local area |
| OE3 | Buildings or uses likely to cause noise annoyance - mitigation measures |
| BE13 | New development must harmonise with the existing street scene. |

BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
AM2	Development proposals - assessment of traffic generation, impact on congestion and public transport availability and capacity
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 2.15	(2011) Town Centres
LPP 4.7	(2011) Retail and town centre development
LPP 4.8	(2011) Supporting a Successful and Diverse Retail Sector
LPP 7.15	(2011) Reducing noise and enhancing soundscapes

5. Advertisement and Site Notice

- 5.1 Advertisement Expiry Date:- Not applicable
- 5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

34 neighbouring properties and the Eastcote Residents Association were consulted on 16 January 2011.

One letter was received raising objection to the scheme, in summary the letter raised the following issues:

- i) food waste would encourage vermin and infections;
- ii) limited space to the rear would mean bins may block the accessway;
- iii) tenants above the shops would also use the bins, which may then overflow;
- iv) the extractor duct would lead to smell/pollution issues;
- v) there are already numerous fast food outlets in the area (area is saturated already);
- vi) fast food is unhealthy and leads to obesity and associated health problems with costs to the NHS;
- vii) the addition of new restaurants will depress trade in existing restaurants.

Internal Consultees

Environmental Protection Unit:

No objections. Recommends conditions relating to details of the flue, hours of operation and sound insulation, which are attached to the recommended conditions.

Access Officer:

No objections subject to a condition to ensure disabled persons can access the premises.

Local Development Framework Team:

The Council policy on Shopping and Town Centres refer to shop frontages and not shop units. As such, the analysis is based on shop frontages. This year's survey was conducted on 19th July 2010.

The average frontage for the period 2006 to 2010 (retail, leisure and vacant shop frontage) is approximately 334.4m and 709.5m in retail use, measured across primary area and secondary area frontages respectively, as identified in the London Borough of Hillingdon UDP Saved Policies,

September 2007. The breakdown of shop frontage is shown in Table 1.

Primary shopping area

The share of A1 use has remained at 67% in the last 4 years. A5 use occupies 2% of the overall frontages for the first in the last 5 years in 2009 and remained so in 2010. The other uses have remained more or less the same during the same period. The percentage of vacant (V) frontages is an average 0.5% in the same period but there has been no vacant frontage recorded in the last 3 years. 2010. The share of the overall frontages for A1 use is slightly below the minimum 70% threshold stipulated in the Saved UDP.

Secondary shopping area

The share of A1 rose by 4% in 2007/2008 to 54% and then fell by 2% in 2009 to 52% which is also its 2010 of the overall frontages. A5 use rose by 2% in 2007/2008 to 3% and by 1% in 2010. With the exception of vacant (V) frontages which dropped by 4% in 2009/2010 there has been no significant changes to the percentage share of the other uses. The percentage of A1 use is above the minimum 50% threshold stipulated in the Saved UDP.

Conclusions

Eastcote has a total frontage of 1043.5m within its boundary made up of 334.4m (50 units) in primary and 709.5m (98 units) in secondary shopping areas. There has been no A4 use frontage in its primary shopping area in the last 5 years and the share of A1 use (67%) in the area has also remained constant during this period. The percentage share of A1 use in the secondary shopping area in the last 5 years has not dipped below the 50% threshold.

There has been no vacant frontage in the primary shopping area in the last 3 years leaving this area of the centre with an average 0.5% vacancy rate of in the last 5 years and an average 2.65% for the entire centre during the same period. Eastcote Town Centre can be described as a vibrant shopping due to its relatively low vacancy rate.

The overall position seems to be that the centre continues to have a very low vacancy rate and relatively healthy A1 retail presence. The proposed change of use would be in a secondary frontage.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

Paragraph 8.24 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) defines Secondary Shopping Areas as peripheral to the primary areas in which shopping and service uses are more mixed although Class A1 shops should still be the majority use. Paragraph 8.26 states that as a guideline, the Council will normally seek to prevent a separation or an increase in the separation of Class A1 units of more than approximately 12m. Class A1 shops should remain the predominant use in secondary areas and the Council will expect at least 50% of the frontage to be in Class A1 use.

Policy S12 establishes that it is acceptable for a change of use from Class A1 to non Class A1 uses in secondary frontages, where there remains adequate retail facilities to accord with the character and function of the shopping centre in order to maintain the vitality and viability of the town centre.

The 2011 shopping survey shows that the overall position seems to be that the centre continues to have a very low vacancy rate and relatively healthy A1 retail presence (67.1% of the frontages in the primary shopping area and 51.8% in the secondary shopping area).

In the primary shopping area the share of A1 use has remained at 67% in the last 4 years. A5 use occupies 2% of the overall frontages. The percentage of vacant frontages has been an average 0.5% over the last 5 years but there has been no vacant frontage recorded in the last 3 years. The share of the overall frontages for A1 use is slightly below the minimum 70% threshold stipulated in the Saved UDP.

In the secondary shopping area, the share of A1 rose by 4% in 2007/2008 to 54% and then fell by 2% in 2009 and in 2010 to 52%. A5 use rose by 2% in 2007/2008 to 3% and by 1% in 2010. With the exception of vacant frontages which dropped (which is a good situation) by 4% in 2009/2010 there has been no significant changes to the percentage share of the other uses. The percentage of A1 use is above the minimum 50% threshold stipulated in the Saved UDP.

The proposed change of use would be in a secondary frontage and would mean there would be 51.7% of the frontages as A1. The scheme would result in a drop in the proportion of frontage in A1 use by 0.1%. There are no other proposals for A5 takeaway use within this frontage that have not been implemented which would alter the balance.

The change of use would not result in a break in the retail frontage above the guidelines of 12m. Overall, it is considered that the change of use would not harm the vitality and attractiveness of Eastcote Town Centre and that it would comply with Policy S12 of the Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and Policy 2.15 of the London Plan (2011).

Eastcote Town Centre can be described as a vibrant shopping due to its relatively low vacancy rate.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Not applicable to this application.

7.07 Impact on the character & appearance of the area

No alterations are proposed to the front elevation, excluding signage which is considered within another advertising application.

The proposed flue shown on plans would be sited to the rear of the property. It would be aligned vertically, following the rear wall of the main building. It would measure 0.3m in diameter and project 1.3m above the eaves line, stopping 1m below the ridgeline of the roof. The flue would be viewed amongst a backdrop of aerials and other paraphernalia commonly seen in rear service yards. The proposed flue would not be out of place in this robust and functional environment.

The supporting documents accompanying the application that the flue details would be finalised once the applicant knows planning permission is in place. As such, notwithstanding the details shown on plans a condition is recommended to ensure full details of the extraction system are provided and approved before any development commences.

The proposal is therefore considered to not harm the appearance of the street scene or of

the views of the rear service yard. The proposal therefore complies with Policies BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

In terms of assessing the effects of the proposal on residential amenity, the relevant factors are those of noise, smell and disturbance.

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The proposed development would be set within an existing commercial area. The nearest residential properties lie above, adjacent, behind and opposite to the application unit. It is considered that planning conditions requiring details of the ventilation equipment, the installation of appropriate sound attenuation and insulation between floors and the imposition of limitations on hours of operation and deliveries are sufficient to maintain the residential amenity of the occupiers of adjoining and nearby residential properties, should planning permission be granted. This is the approach that was taken other recent approvals within Field End Road.

Subject to conditions, the proposal is thus considered to comply with Policies OE1 and S6 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and 7.15 of the London Plan 2011.

7.09 Living conditions for future occupiers

See paragraph 7.08.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Hot Food Takeaway use does not lead to an increase in traffic generation given its use and location within a parade of shops.

The Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) requires 1 space per 25sqm for non-shop uses. This requirement is the same for shop uses. As no additional floorspace is proposed, no additional parking spaces are required. The site has capacity for the provision of parking spaces to the rear and thus the proposal complies with policies AM2, AM7(ii) and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and the Council's Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

7.11 Urban design, access and security

See paragraphs 7.08 and 7.10.

7.12 Disabled access

A condition requiring details of shop layout is added in order for the occupier to think ahead and take steps to address barriers that impede disabled people.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Not applicable to this application.

7.15 Sustainable waste management

There is space to the rear where waste and recycling storage facilities could be located without causing problems. A condition is recommended in order to ensure waste is

properly stored and managed.

7.16 Renewable energy / Sustainability

Not applicable to this application.

7.17 Flooding or Drainage Issues

No flooding or drainage issues are highlighted by consultees. It is not within a Flood Zone.

7.18 Noise or Air Quality Issues

A condition is recommended seeking details of extract flues, in order to ensure smells and noise nuisance are reduced.

7.19 Comments on Public Consultations

ISSUE i) food waste would encourage vermin and infections

COMMENT: Subject to conditions waste and recycling facilities could be adequately controlled.

ISSUE ii) limited space to the rear would mean bins may block the accessway

COMMENT: The case officer attended the site and has observed sufficient space to accommodate bins

Subject to conditions waste and recycling facilities could be adequately controlled

ISSUE iii) tenants above the shops would also use the bins, which may then overflow

COMMENT: This issue is really one which can be dealt with through adequate waste management and regular removal of waste. Conditions are recommended to deal with this.

ISSUE iv) the extractor duct would lead to smell/pollution issues

COMMENT: Subject to conditions smell/pollution could be adequately controlled.

ISSUE v) there are already numerous fast food outlets in the area (area is saturated already)

COMMENT: Care must be taken in planning to focus on material planning considerations. The impact of the proposal on the town centre has been examined and is considered acceptable.

vi) fast food is unhealthy and leads to obesity and associated health problems with costs to the NHS

COMMENT: Care must be taken in planning to focus on material planning considerations. Evidence has not been provided to substantiate the statement and it would not be reasonable to refuse the application for this reason.

vii) the addition of new restaurants will depress trade in existing restaurants.

COMMENT: Care must be taken in planning to focus on material planning considerations. It would not be reasonable to refuse the scheme due to it increasing competition between businesses.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

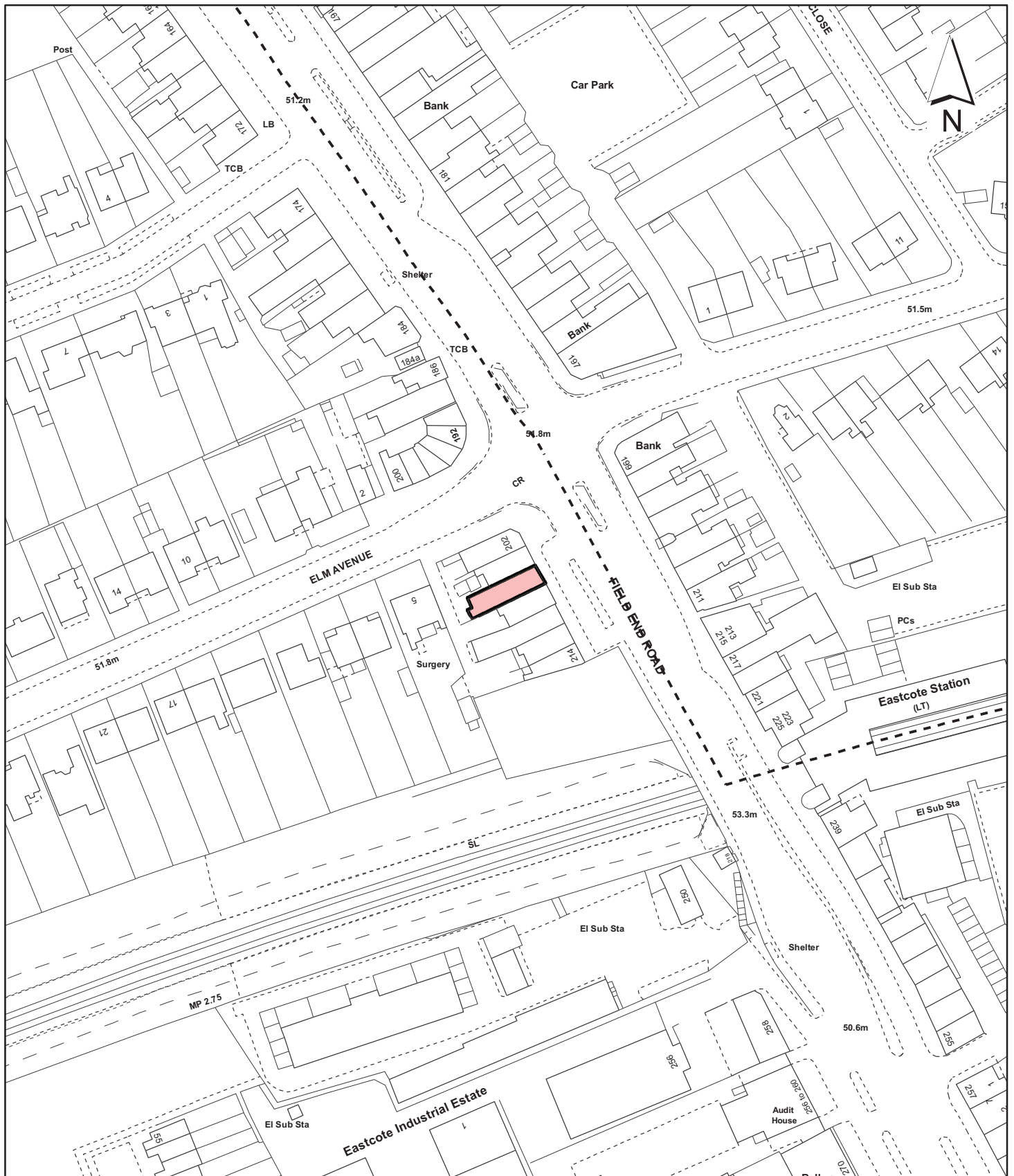
The proposal is considered acceptable in principle. In this case, subject to conditions, impacts to neighbours could be controlled. No objection is raised in terms of parking. The proposal is therefore considered acceptable in this instance.

11. Reference Documents

Hillingdon Unitary Development Plan (Saved Policies September 2007).
London Plan 2011.

Contact Officer: Clare Wright

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**206 Field End Road
Eastcote**

Planning Application Ref:

14770/APP/2012/50

Planning Committee

North Page 45

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

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permanent retention in compliance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 OM1 Development in accordance with Approved Plans

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

REASON

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

4 NONSC Non Standard Condition

Prior to the commencement, a Method Statement shall be submitted to the Local Planning Authority for approval. The Method Statement shall provide details on how the portakabins would be transported to their location causing minimal disturbance to the existing vegetation along the access road into the site.

REASON

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

5 NONSC Non Standard Condition

The external surfaces of the portakabins shall be finished in a dark green colour. Any alteration from this colour shall be submitted to the Local Planning Authority for approval prior to commencement.

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 DIS2 Access to Buildings for People with Disabilities

Development shall not be occupied until access into and through the building entrances has been provided in a way to meet the needs of people with disabilities.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policy R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

7 OM19 Construction Management Plan

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

- (i) measures to ensure any underground services will be appropriately buried and replacement landscaping/turfing placed over the services.
- (ii) Traffic management and access arrangements and parking provisions for contractors during the development process.

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

REASON

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

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
PPG2	Green Belts

3 I1 Building to Approved Drawing

You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.

4 I3 Building Regulations - Demolition and Building Works

Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as -

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

5 I15 Control of Environmental Nuisance from Construction Work

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays, Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

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

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

6 I45 Discharge of Conditions

Your attention is drawn to condition 3 which must be discharged prior to the commencement of works. You will be in breach of planning control should you commence these works prior to the discharge of this/these condition(s). The Council may consider taking enforcement action to rectify the breach of this condition(s). For further information and advice contact - Planning & Community Services, Civic Centre, Uxbridge, UB8 1UW (Tel: 01895 250230).

7 I34 Building Regulations 'Access to and use of buildings'

Compliance with Building Regulations 'Access to and use of buildings' and Disability Discrimination Act 1995 for commercial and residential development.

You are advised that the scheme is required to comply with either:-

- The Building Regulations 2000 Approved Document Part M 'Access to and use of buildings', or with
- BS 8300:2001 Design of buildings and their approaches to meet the needs of disabled people - Code of practice. AMD 15617 2005, AMD 15982 2005.

These documents (which are for guidance) set minimum standards to allow residents, workers and visitors, regardless of disability, age or gender, to gain access to and within buildings, and to use their facilities and sanitary conveniences.

You may also be required make provisions to comply with the Disability Discrimination Act 1995. The Act gives disabled people various rights. Under the Act it is unlawful for employers and persons who provide services to members of the public to discriminate against disabled people by treating them less favourably for any reason related to their disability, or by failing to comply with a duty to provide reasonable adjustments. This duty can require the removal or modification of physical features of buildings provided it is reasonable.

The duty to make reasonable adjustments can be effected by the Building Regulation compliance. For compliance with the DDA please refer to the following guidance: -

- The Disability Discrimination Act 1995. Available to download from www.opsi.gov.uk
- Disability Rights Commission (DRC) Access statements. Achieving an inclusive environment by ensuring continuity throughout the planning, design and management of building and spaces, 2004. Available to download from www.drc-gb.org.
- Code of practice. Rights of access. Goods, facilities, services and premises. Disability discrimination act 1995, 2002. ISBN 0 11702 860 6. Available to download from www.drc-gb.org.
- Creating an inclusive environment, 2003 & 2004 - What it means to you. A guide for service providers, 2003. Available to download from www.drc-gb.org.

This is not a comprehensive list of Building Regulations legislation. For further information you should contact Building Control on 01895 250804/5/6.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is within the Green Belt and situated to the north east of properties in Hill End Road, Harefield. The site is accessed via a track that leads to a dwelling known as The Lodge, the local scout hut, the pavilion to the Taylor's Meadow open space and the bowling green to which this application relates.

The application site measures approximately 47m x 46m. The Club House is situated to the south eastern corner of the site adjoining the south western boundary of the bowling green. It has a shallow pitched roof and is rectangular in form. Immediately to the north east of this building are the existing changing rooms.

The application site is located within the Green Belt, as identified in the Hillingdon Unitary Development Plan (UDP) (Saved Policies September 2007).

3.2 Proposed Scheme

The proposal seeks planning permission for two temporary portakabins for use as a changing rooms to be used in association with the bowling green. The portakabins would be situated along the eastern boundary of the site adjacent to the existing clubhouse

within the footprint of the existing changing rooms which would be demolished as part of this scheme. Each portakabin would measure 3.05m wide, 9.75m deep and with a maximum height 2.6m. Both portakabins would be finished in a dark green colour.

3.3 Relevant Planning History

46815/A/92/0299 The Bowling Green, Taylors Meadow Hill End Road Harefield
Erection of a single storey extension to existing clubhouse

Decision: 09-04-1992 Approved

46815/APP/2001/161 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare
ERECTION OF A SINGLE STOREY EXTENSION AND ROOF REPLACEMENT TO BOWLING PAVILION

Decision: 22-06-2001 Approved

46815/APP/2006/2668 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road, Har
ERECTION OF A SINGLE STOREY EXTENSION TO REAR OF EXISTING BOWLING CLUB BUILDING (INVOLVING DEMOLITION OF EXISTING TIMBER CHANGING ROOM BUILDING).

Decision: 24-04-2007 Approved

46815/APP/2010/1826 Harefield Hospital Bowling Club, Taylors Meadow Hill End Road Hare
Erection of a single storey side extension with access ramp and new door to existing clubroom, to provide new changing facilities (involving demolition of existing changing room building and outbuildings).

Decision: 04-10-2011 Approved

46815/B/94/1876 Taylors Meadow Sports Ground Hill End Road Harefield
Erection of a replacement sports pavilion

Decision: 17-02-1995 ADH

Comment on Relevant Planning History

The site has recently received planning permission (46815/APP/2010/1826) for the erection of a single storey side extension to the existing clubroom to create new changing facilities. As part of this scheme, the existing changing room building and outbuildings would be demolished.

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE15	Alterations and extensions to existing buildings
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
OL1	Green Belt - acceptable open land uses and restrictions on new development
OL4	Green Belt - replacement or extension of buildings
R4	Proposals that would involve the loss of recreational open space
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
LPP 4.6	(2011) Support for and enhancement of arts, culture, sport and entertainment provision
LPP 5.3	(2011) Sustainable design and construction
LPP 7.4	(2011) Local character
LPP 7.16	(2011) Green Belt
PPG2	Green Belts

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

26 adjoining owner/occupiers were consulted on the 11/01/2012. No representations have been received.

Internal Consultees

Landscape Officer -

The application makes no reference to the loss of any trees or other landscape features of merit. However if the only access to the site is via Hill End and The Lodge, vehicular access for large vehicles (carrying a portakabin) is restricted and may involve tree damage or removal. The application should include a method statement to ensure that the site will be accessed with minimal disturbance to existing vegetation or these details should be conditioned.

The bowling green and its buildings sit discretely within an attractive landscape setting. Any new buildings should be finished in "Invisible" Green (this is a type of paint finish) or a similar recessive colour which will sit comfortably in the landscape. The colour and BS/RAL reference should be submitted for agreement prior to the installation, either now or by condition.

RECOMMENDATIONS:

No objection, subject to the above details which could be submitted now or, alternatively, by condition.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

PPG2:Green Belts states that the construction of new buildings within the Green Belt are inappropriate unless they are for a number of specified purposes, which includes essential facilities for outside sport and recreation.

The proposal is consistent with the aims of PPG2 in that the proposal is appropriate as an essential facility for outside sport and recreation and thus the principle of an extension is acceptable. The site has already secured planning permission (46815/APP/2010/1826) for the extension of the existing clubhouse to provide changing room facilities. The applicant has indicated that the proposed portakabins would provide changing facilities only as a temporary arrangement. It is considered that if the application is deemed acceptable, a time limit condition could be attached requiring the removal of the portakabins from the site after a specific date. Therefore, it is considered that the principle of the development is acceptable subject to such restrictions.

7.02 Density of the proposed development

Not applicable to this application.

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

Not applicable to this application.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

Paragraph 3.5 of PPG 2 states that essential facilities should be generally required for uses of land which preserves the openness of the Green Belt and do not conflict with the purposes within the Green Belt. Paragraph 3.6 then goes on to say that provided that it does not result in disproportionate additions over and above the size of the original building, the extension or alteration of existing buildings is not inappropriate within the Green Belt.

This PPG2 advice is reflected in Policy OL1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) which states that the local planning authority will not grant planning permission for new buildings other than for purposes essential for and associated with the uses specified, which includes open-air recreational facilities. Policy OL4 will only permit the replacement or extension of buildings within the Green Belt if:

- i. The development would not result in any disproportionate change in the bulk or character of the original building;
- ii. The development would not significantly increase the built-up appearance of the site;
- iii. Having regard to the character of the surrounding area, the development would not injure the visual amenities of the Green Belt by reason of siting, materials, design, traffic or activities generated.

The portakabins would fall within the siting of the existing timber framed changing room itself. Although the proposal would increase the footprint of the changing facilities, it would not impact on the openness of the Green Belt nor would it contribute to a significant build-up to the site. The view from the Green Belt area across Taylor's Meadow to the proposed development would be limited by the existing landscaping around the buildings. The existing clubhouse would be directly adjacent to the proposal and would reduce the visual impact of both portakabins. It would also be sited within the footprint of the recently approved side extension which if eventually implemented would create a more permanent changing room facility that is more suitable in design to its Green Belt location.

It is therefore considered that the proposal would be acceptable on a temporary basis and would not be harmful to the character and openness of the Green Belt. The proposal is in accordance with Policies OL1 and OL4 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007) and also with PPG2: Green Belts.

7.07 Impact on the character & appearance of the area

Policy BE15 states that development will be permitted where they harmonise with the scale, form, architectural composition and proportions of the original building. The proposed portakabins are of no particular architectural merit, however they are considered to be sympathetic to the existing building. They would be situated adjacent to the main clubhouse and would be unobtrusive in their setting. Both portakabins would not be visible from Hill End Road or the neighbouring properties due to the mature vegetation situated along the boundary. Furthermore, as the portakabins would eventually be replaced by the approved side extension to the existing clubhouse, they are considered acceptable on a temporary basis.

Therefore the proposal would not cause a detrimental impact to the character and appearance of the surrounding area and it is considered to accord with Policy BE15 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.08 Impact on neighbours

The nearest residential properties are over 60m to the south west in Hill End Road. This distance is sufficient to ensure that the proposal would not harm the residential amenities of nearby properties through overdominance, visual intrusion, overshadowing and noise and disturbance, The proposal would accord with Policies BE20, BE21, BE24 and OE1 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.09 Living conditions for future occupiers

Not applicable to this application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The proposal would not generate the need for additional off-street car parking, in accordance with policies AM7 and AM14 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).

7.11 Urban design, access and security

The size, scale, height and design of the proposal is considered to be acceptable in this location. The proposal would not have any detrimental impact on the character or appearance of the existing clubhouse. However, in the long-term, the approved side extension should replace the temporary structures to ensure a fully integrated development is provided and to enhance the existing clubhouse and the surrounding area.

7.12 Disabled access

Although the proposal does not include details of disabled access, it would be a temporary arrangement. The approved side extension which will eventually replace the portakabins, involves the construction of a disabled ramp. A condition has been attached to this approval to ensure that the proposed ramp complies with the standards set out in the Hillingdon Design & Accessibility Statement: Accessible Hillingdon. The longer term permanent arrangement would provide disabled access in compliance with the HDAS guidance and the London Plan 2011.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The proposal involves no loss of trees or other landscape features, however, concerns have been raised by the Landscape Officer on the transporting of the portakabins to the site. The access into the site is through a narrow laneway and transporting of the

portakabins on large vehicles could potentially damage the boundary vegetation. To prevent this, the Landscape Officer has recommended a method statement be submitted to ensure that the site would be accessed with minimal disturbance to existing vegetation. This can be secured by condition if the application is recommended for approval. As such the proposal complies with Policy BE38 of the Saved Policies UDP.

7.15 Sustainable waste management

Not applicable to this application.

7.16 Renewable energy / Sustainability

There is no requirement for a scheme of this size to meet any of its energy needs through the use of renewable energy sources.

7.17 Flooding or Drainage Issues

The site is not located within a flood plain and no issues regarding flooding have been identified.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments have been received.

7.20 Planning Obligations

Not applicable to this application.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Policy R4 seeks to ensure the protection of public open space and states that permission will not normally be granted for proposals which include the loss of land used for recreational open space, particularly if there is or would be a local deficiency in accessible open space.

It is considered that the proposal would not be contrary to Policy R4, as there is no loss of recreational open space.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

Article 1 of the First Protocol and Article 8 are not absolute rights and infringements of these rights protected under these are allowed in certain defined circumstances, for

example where required by law. However any infringement must be proportionate, which means it must achieve a fair balance between the public interest and the private interest infringed and must not go beyond what is needed to achieve its objective.

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

9. Observations of the Director of Finance

10. CONCLUSION

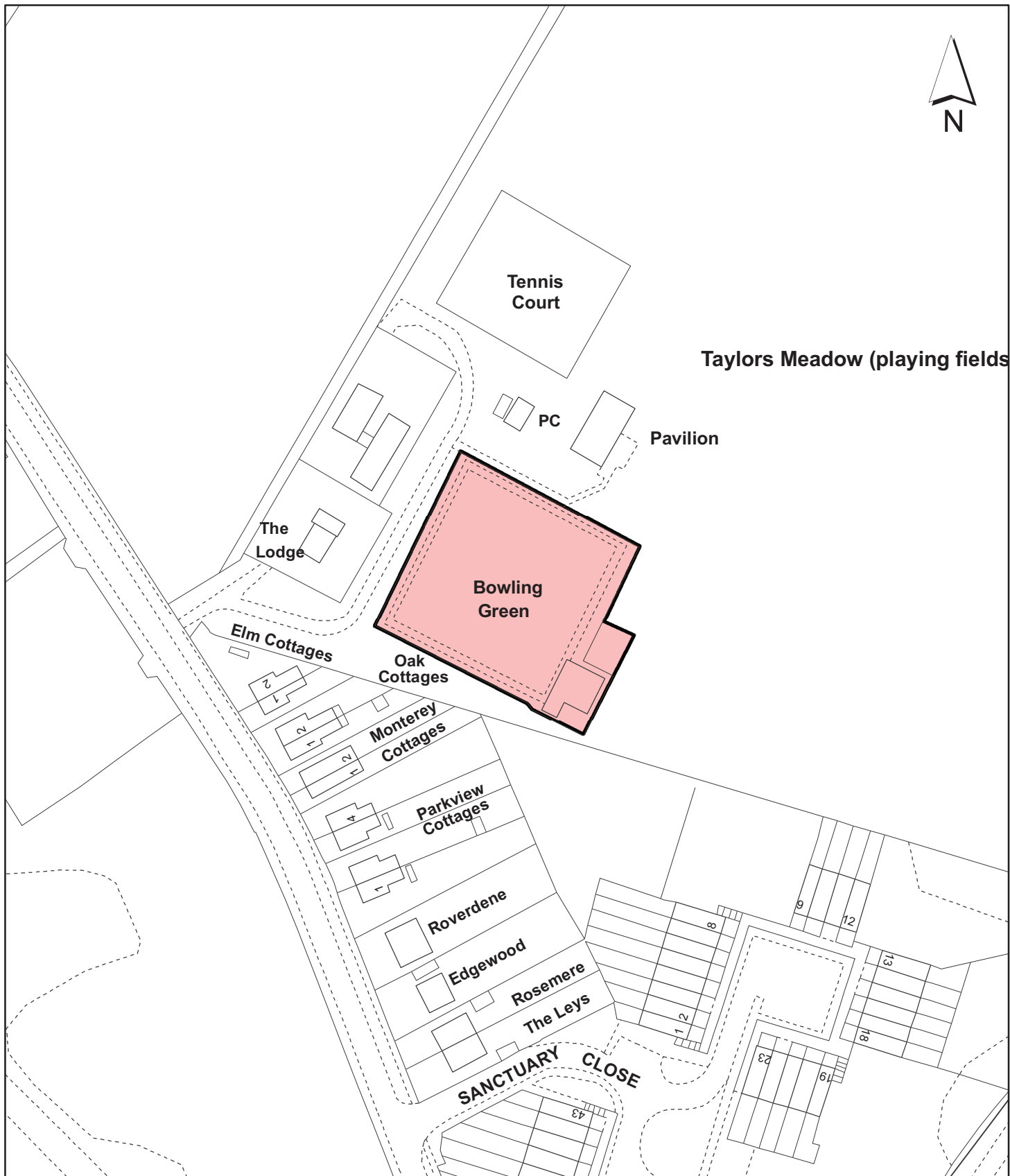
It is considered that the portakabins would be acceptable on a temporary basis and would not cause a detrimental impact to the openness of the Green Belt and its surrounding area. The already approved side extension would eventually replace the portakabins, providing a more appropriate form of development for the Green Belt setting improving the facilities of a recreational resource on a permanent basis. The proposal would therefore comply with the Green Belt policies as referred to in the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007). As such, it is recommended that planning permission be approved.

11. Reference Documents

PPG2: Green Belts Adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
Hillingdon Design & Accessibility Statement: Accessible Hillingdon.

Contact Officer: Eoin Concannon

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**Harefield Hospital Bowling Club
Taylors Meadow
Hill End Road, Harefield**

Planning Application Ref:

46815/APP/2011/3095

Planning Committee

North Page 58

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 82 CATLINS LANE PINNER

Development: Part two storey, part single storey side/rear extension with 1 rooflight involving demolition of existing garage to side

LBH Ref Nos: 63932/APP/2011/2781

Drawing Nos: LOCATION PLAN
SITE PLAN
11/ MW-1A
11/ MW-2B

Date Plans Received: 15/11/2011 **Date(s) of Amendment(s):**

Date Application Valid: 15/11/2011

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a semi-detached, two storey dwelling situated on the eastern side of Catlins Lane, almost opposite its junction with Wrenwood Way. It is of brick construction with a hipped, tiled roof and there are two storey, shallow, bay windows on both the front and rear elevations. To its southern side is a single storey garage with utility store behind.

Land levels in the area rise from north to south. The adjoining half of the semi-detached property (No.84) appears to be set at the same level as the application property with the same eaves height, although at the rear, the ground floor is set slightly lower than the application property. The property to the south, No.80, is set at a higher level than the application property, is set further forwards in the streetscene and it has been extended from its original form by means of a single storey side extension and garage adjacent to the application property.

The streetscene is residential in character and appearance comprising two storey semi-detached houses and the application site lies within the Developed Area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application is for a two storey side extension and a part two storey, part single storey rear extension.

The side extension would replace the existing garage and would be 2.6m in width, retaining a 1m gap to the side boundary with No.80. Amended plans have been received

to ensure that the extension is set back from the front elevation of the house by 1m at both ground and first floor level. The two storey element would extend to the rear elevation of the house, and would have a hipped, tiled roof integrated into that of the existing house.

To the rear a single storey extension is proposed that would extend 2.15m from the rear elevation of the house. A two storey rear element is proposed above part of this extension that would also extend 2.15m. This would, however, be set away from the adjoining half of the semi-detached pair (No.84) by 3.2m, and from the boundary with No.80 by 3m. The single storey element of this extension would have a monopitch roof rising from 2.6m at eaves level up to 3.6m where it adjoins the house. The two storey element would have a hipped, tiled roof with the same eaves level as that of the existing house, and integrated into the main roofslope.

1.3 Relevant Planning History

Comment on Planning History

There is no recent planning history of significant relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

9 adjoining and nearby properties have been notified of the application by means of a letter dated 18th November 2011. At the time of writing this report 4 responses have been received.

A Ward Councillor requested that this application be reported to the Planning Committee for consideration.

The 4 responses OBJECT to the application and can be summarised as follows..

1. 2-storeys at the back will be unsightly and will reduce the amenity for the neighbours. Also, it could act as a precedent for others to start similar development.

2. The upper middle part of the rear extension will darken the adjoining house, resulting in loss of light and views and being replaced by a brick wall. There are many large extensions in the street but none have an upper middle storey rear extension.

3. The two storey rear extension may set a precedent. Restrictive covenants in the transfer of the land indicate that light, air and user of adjoining owners must not be interfered with. The proposals will be unattractive to both their neighbours and other residents who overlook it.

4. A two storey extension at the rear of the property would be obtrusive. It would establish a precedent to overbuilding for a given area as well as visual derigration.

5. The height of the lower part of the rear extension and the two storey part of the rear extension will completely cut out views which are metres from the conservation area. The

height of this construction will overshadow the adjoining house and be 'over dominant' and also result in the loss of light and air and space. This will create more damp and cold on the neighbours house.

6. The design is out of proportion to the character of the building.

The Northwood Hills Residents Association and the Eastcote Residents Association have both been consulted on the application although no comments have been received.

THAMES WATER have made comment on the application in relation to water and sewerage drainage, although the comments made are not relevant planning considerations to this application.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the extension on the character of the house and the streetscene in general, and the impact on the amenities of adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

With regard to the impact on the character of the house and the streetscene, the proposed two storey side extension would retain a gap of 1.0m to the side boundary as required by Policy BE22 of the saved UDP and paragraph 5.1 of the HDAS: Residential Extensions. As such, the proposal would not result in the unacceptable closing of the existing visual opening between this and the neighbouring property and would maintain

the open character and appearance of the street scene.

The two storey side element would not be more than 2/3rds of the width of the application property, in compliance with paragraph 5.10 of the HDAS: Residential Extensions. Both the ground and first floor would also be set back 1.0m behind the front wall of the existing house and its roof ridge would be below that of the main house, in line with paragraphs 5.6 and 5.8 of the HDAS: Residential Extensions.

The side extension would thus appear subordinate to the appearance of the main house from the street, and would retain the visual balance of this pair of semi-detached houses. Therefore, it is considered that proposal would not unduly detract from the visual amenities of the surrounding area and would be in compliance with policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan(Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement(HDAS): Residential Extensions.

The HADS Residential Extensions states that any 2 storey extension extending beyond a 45 degree horizontal angle measured from the middle of a habitable room window on an adjoining dwelling may not be acceptable. This scheme would comply with the 45 degree rule in respect of the relationship with neighbouring dwellings.

With regard to the impact on the amenities of the occupiers of the adjoining properties, the property most affected would be the adjoining half of the semi, No. 84, which lies to the north of the application property and therefore might be affected by the rear extensions in particular.

However, the depth and height dimensions of the two storey rear element would be consistent with those as set out in paragraphs 6.4 and 6.6 of the HDAS: Residential Extensions. Two storey rear extensions should not normally extend more than 4m from the rear elevation on semi-detached houses such as this, providing that a 45 degree angle can be maintained from nearest first floor window of any neighbouring property. With a depth of 2.15m and being centrally located on the rear elevation of the extended house, the outlook from the adjoining properties would be maintained, and the proposal would meet this criteria.

With regard to the single storey rear extension, this is considered acceptable and would not harm the amenities of either adjoining properties. The extension would extend 2.15m in depth from the main rear elevation of the house. HDAS suggests that up to 3.6m is acceptable for semi-detached and terraced houses such as this where the plot is more than 5m wide.

HDAS suggests that pitched roofs on extensions are acceptable up to 3.4m in height. Whilst the proposal slightly exceed this at 3.6m where it adjoins the house, the limited depth of the rear extension is considerably less than that which might be normally permitted, and consequently the impact on the adjoining half significantly less than that which might also be permitted, or permitted to be constructed under permitted development rights.

Given the higher level of No.80 to the south of the application property and the form and nature of that extended property it is considered that there would be no adverse impact on the amenities of the occupiers of No.80. The two storey side element would not adversely affect the outlook from the rear windows of that property given its higher level. Similarly

the properties to the rear of the site are of sufficient distance away as to not be adversely affected by the proposals.

It is thus considered that there would be no adverse impact on the amenities of the adjoining occupiers. There would be no significant adverse impact in terms of loss of light or privacy, or overlooking or any overbearing impact or visual intrusion that would justify a refusal of planning permission. As such, the proposal would not represent an unneighbourly form of development and in this respect would be in compliance with policies BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The amount of amenity space retained in the rear garden at over 190m² would still be sufficient and appropriate to this family dwelling in accordance with paragraph 6.18 of the HDAS: Residential Extensions and Policy BE23 of the saved UDP.

The proposal would result in the loss of the existing garage although off-street parking would be retained in the form of the existing driveway which can accommodate two off-street car parking spaces whilst retaining a significant area of soft landscaping. This would be in compliance with policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

The application is therefore recommended for approval.

6. **RECOMMENDATION**

APPROVAL subject to the following:

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

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

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

REASON

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

5 H7 Parking Arrangements (Residential)

The development hereby approved shall not be commenced until details of the parking and landscaping arrangements in the front set back (between the house and street) have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure that at least 25% of the front set back is soft landscaped area. The development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities and landscaping are provided in accordance with Policies AM14 and BE38 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

- 1 The decision to GRANT planning permission has been taken having regard to all relevant planning legislation, regulations, guidance, circulars and Council policies, including The Human Rights Act (1998) (HRA 1998) which makes it unlawful for the Council to act incompatibly with Convention rights, specifically Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).
- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings

BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE22	Residential extensions/buildings of two or more storeys.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).

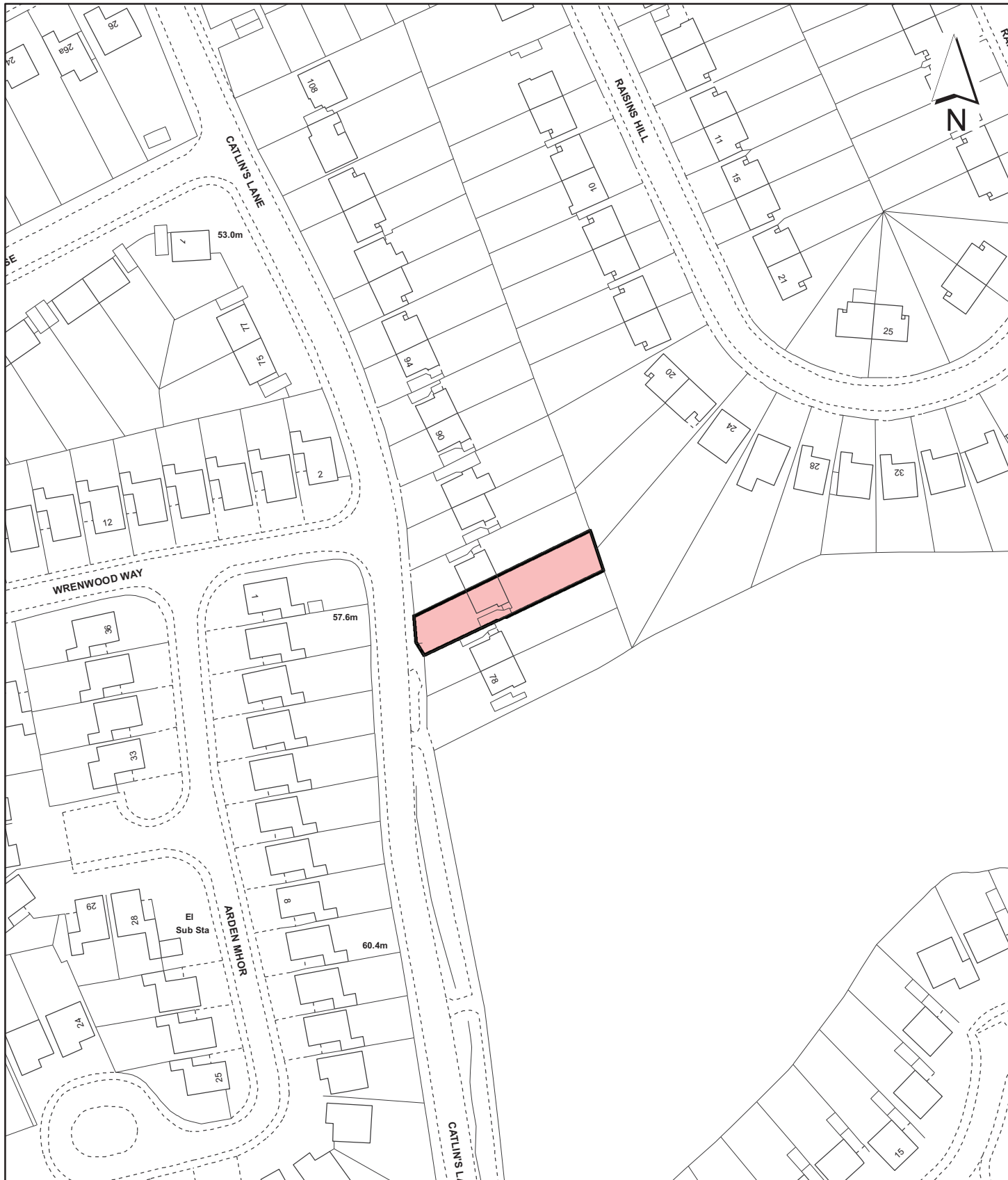
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).
- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.
- Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.
- 8 Your attention is drawn to the fact that the planning permission does not override property rights and any ancient rights of light that may exist. This permission does not empower you to enter onto land not in your ownership without the specific consent of the owner. If you require further information or advice, you should consult a solicitor.
- 9 Nuisance from demolition and construction works is subject to control under The Control of Pollution Act 1974, the Clean Air Acts and other related legislation. In particular, you should ensure that the following are complied with: -
- A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.
 - B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.
 - C) The elimination of the release of dust or odours that could create a public health nuisance.
 - D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO2) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**82 Catlins Lane
Pinner**

Planning Application Ref:

63932/APP/2011/2781

Scale

1:1,250

Planning Committee

North Page 68

Date

**January
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 89 JOEL STREET NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis)

LBH Ref Nos: 45536/APP/2011/3058

Drawing Nos: C12739-02 REV A
C12739-03 B
C12739-04 REV B
LOCATION PLAN
C12739-01 REV A

Date Plans Received: 16/12/2011 **Date(s) of Amendment(s):**

Date Application Valid: 22/12/2011

1. SUMMARY

The site comprises a former vacant double retail unit that has since been sub-divided back into two independent commercial premises, with the corner property (No. 91) now occupied in A1 (retail) use. This application seeks permission for the use of the premises (No. 89) for a mixed use comprising an element of A1 retail use and an element of wheelchair accessible vehicle sales (sui generis) use.

The application premises does have an extant permission for A3 (food and drink) use in connection with No.91 (which is required to remain in A1 use), although this has not been implemented. No.91 has, however, been recently occupied as an A1 retail use for car radio sales. It is also understood that in the past, both premises have been used for car sales.

The July 2010 retail frontage survey shows that Northwood Hills Secondary Shopping Area had a retail frontage with A1 use at 50.6%. Policy S12 seeks to maintain a 50% frontage within A1 use. As before, when considering the proposed A3 use, this application would result in the proportion being exactly 50%. Therefore, any future changes of use from the remaining A1 units in this Secondary Shopping Area would be resisted, but the current proposal is considered to be acceptable. Moreover, the proposed use for a mix of retail and sui generis uses is considered more appropriate to this location than the A3 use previously granted.

Therefore, subject to appropriate conditions, the proposal would not conflict with any of the relevant Adopted policies within the Hillingdon Unitary Development Plan Saved Policies (September 2007).

It is therefore recommended that, subject to no further objections being received from neighbours within 14 days of the date of this resolution, which raise any significant planning issues not already addressed in the report, delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission with the recommended conditions.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Sport and Green Spaces

to grant planning permission, subject to the following:

A. No further objections being received from neighbours within 14 days of the date of this resolution, which raise any significant planning issues not already addressed in the report;

B. That if the application is approved, the following conditions be attached:

1 T8 Time Limit - full planning application 3 years

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

REASON

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

2 OM1 Development in accordance with Approved Plans

The development shall not be carried out otherwise than in strict accordance with the plans, details and application form (including the hours of operation set out in the application form) hereby approved unless consent to any variation is first obtained in writing from the Local Planning Authority.

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 NONSC Non Standard Condition

Prior to commencing the use hereby approved, a Method Statement for the safe movement of any motorised vehicles onto the site, setting out how vehicles would be moved so as to avoid any harm to pedestrian or vehicular movement on the public highway shall be submitted to and approved in writing by the Local Planning Authority. The Method Statement shall also include details of the frequency of the movement of the vehicles to be displayed on the premises. The applicant shall comply with the details contained within the approved Method Statement for so long as vehicles are displayed on the premises.

REASON

To ensure that pedestrian and vehicular safety is not prejudiced in accordance with Policy AM7 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

4 DIS2 Access to Buildings for People with Disabilities

Development shall not be occupied until access into and through the building has been created to meet the needs of people with disabilities.

REASON

To ensure that people with disabilities have adequate access to the development in accordance with Policies AM13 and R16 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policies 3.1, 3.8 and 7.2

5 NONSC Non Standard Condition

Deliveries and collections to and from the site shall only take place between the hours of 0800 and 1800 hours Mondays to Fridays, 0800 to 1300 hours on Saturdays and at no time on Sundays and Bank or Public Holidays.

REASON

To ensure that the amenity of the occupiers of adjoining or nearby properties is not adversely affected in accordance with Policy OE3 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

6 MCD9 No External Storage

No display, placing or storage of goods, materials, plant or equipment shall take place other than within the buildings.

REASON

In the interests of amenity and to ensure that external areas are retained for the purposes indicated on the approved plans in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.1

INFORMATIVES

1 I52 Compulsory Informative (1)

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

2 I53 Compulsory Informative (2)

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

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Developments
PPS4	Planning for Sustainable Economic Growth

3 I25 Consent for the Display of Adverts and Illuminated Signs

This permission does not authorise the display of advertisements or signs, separate consent for which may be required under the Town and Country Planning (Control of Advertisements) Regulations 1992. [To display an advertisement without the necessary consent is an offence that can lead to prosecution]. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge,

UB8 1UW (Tel. 01895 250574).

4 126 Retail Development - Installation of a Shopfront

You are advised that planning permission will be required for the installation of a shopfront at these premises. For further information and advice, contact - Planning & Community Services, 3N/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250574).

5 134 Building Regulations 'Access to and use of buildings'

The Equality Act 2010 seeks to protect people accessing goods, facilities and services from discrimination on the basis of a protected characteristic, which includes those with a disability. As part of the Act, service providers are obliged to improve access to and within the structure of their building, particularly in situations where reasonable adjustment can be incorporated with relative ease.

The Act states that service providers should think ahead to take steps to address barriers that impede disabled people.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a ground floor commercial unit with a small area of basement level accommodation to the rear. Nos. 89 and 91 were until recently occupied as a single unit, although have now been sub-divided back into two separate units. The application premises is currently vacant, although No.91 has recently been occupied by a car radio retailer.

There is on street parking to the front of the unit with restrictions between 8am to 6.30pm Monday to Saturday. The applicant has indicated that No.89 and No.91 have in the past been used for car sales.

The site is on a slope with the service/access courtyard to the rear at basement level. The site is within Northwood Hills Secondary Shopping Centre as identified in the Hillingdon Unitary Development Plan (UDP) Saved Policies (September 2007).

The proposal involves change of use of the premises from A1 to a mixed use comprising A1 retail and wheelchair accessible vehicle sales (sui generis). No external or physical changes are proposed to the building.

3.2 Comment on Relevant Planning History

45536/APP/2010/2946 was granted in May 2011 for Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office). This has not been implemented.

3.3 Relevant Planning History

45536/APP/2010/2946 89/91 Joel Street Northwood

Change of use from Class A1 (Shops) to part Class A3 (Restaurants and Cafes), part Class A4 (Drinking Establishments), part Class A5 (Hot Food Takeaways) and part Class B1 (Office.)

Decision: 19-05-2011 Approved

4. Planning Policies and Standards

UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE28	Shop fronts - design and materials
S6	Change of use of shops - safeguarding the amenities of shopping areas
S12	Service uses in Secondary Shopping Areas
OE1	Protection of the character and amenities of surrounding properties and the local area
OE3	Buildings or uses likely to cause noise annoyance - mitigation measures
AM7	Consideration of traffic generated by proposed developments.
AM14	New development and car parking standards.
HDAS	Residential Developments
PPS4	Planning for Sustainable Economic Growth

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

39 adjoining and nearby properties have been notified of the application by means of a letter dated 23rd December 2011. At the time of writing this report no responses have been received.

During the preparation of this report it has become apparent that the occupier of No.91 and the upper flats may not have been consulted on the application. Letters have subsequently been sent to these occupiers. In order to give sufficient time for them to respond and to take into account any further comments that may be received it is recommended that the final decision on this application be delegated to Officers as set out in the recommendation.

The Northwood Residents Association have been consulted on the application although no comments have been received.

Internal Consultees

The Council's ENVIRONMENTAL PROTECTION UNIT have no objections to the proposal, subject to appropriate conditions being imposed.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The Council will normally resist proposals that would result in the loss of Class A1 shop use in core areas and will examine very closely similar proposals for other parts of these centres.

However, in this case permission has already been granted for the use of the premises for A3 purposes. This revised application which seeks a mix of both Class A1 (retail) and sui generis use (car sales) therefore still retains an element of retail use compared with the previously permitted A3 use.

Policy S6 states that change of use applications will be granted where the shop frontage would be of a design appropriate to the surrounding area, where the use would be compatible with neighbouring uses and will not cause unacceptable loss of amenity to nearby residential properties, and where the proposal would have no harmful effect on road safety or an increase in traffic congestion.

No external changes are proposed as part of this application and this would therefore be acceptable. Loss of residential amenity issues are considered below and the highway engineer has not objected to the proposal. Therefore the proposal would comply with the criteria listed in Policy S6 of the UDP Saved Policies (September 2007).

Policy S12 establishes the criteria where service uses would be permitted in secondary frontages. To maintain the viability of the retail function of a centre, class A1 units should be separated by no more than 12m and at least 50% of the remaining frontage should remain in A1 use. The July 2010 retail frontage survey showed that Northwood Hills Secondary Shopping Area had a retail frontage with A1 use at 50.6%. Policy S12 seeks to maintain a 50% frontage within A1 use. As in the consideration of the previously proposed A3 use (and assuming that the proposed mixed A1/sui generis use was not treated as an A1 use - dependent upon the significance of the A1 element) the proportion of A1 use would be reduced to 50% and the proposal would create a separation of approximately 6.5m between A1 units. The proposal would thus comply with Policy S12.

Taking into account the above, the principle of the change of use of the premises would therefore appear to be acceptable, subject to all other material planning considerations being satisfactory.

7.02 Density of the proposed development

Not applicable to this change of use application.

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

Not applicable to this change of use application.

7.04 Airport safeguarding

Not applicable to this change of use application.

7.05 Impact on the green belt

The site is not within or near Green Belt land.

7.07 Impact on the character & appearance of the area

Policy BE13 of the UDP Saved Policies (September 2007) requires new development to harmonise with the appearance of the existing street scene and area, and Policy BE15

requires alterations to existing buildings to harmonise with the scale, form, architectural composition and proportions of the original building. Policy BE28 requires shopfronts to harmonise with the building and to improve the character of the area. The Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document: Shopfronts and Signage: Section 5.3 states, the Council will encourage all applicants to adopt good design that can set example for others and can trigger improvements in the appearance of other shop fronts in the locality.

With regard to the impact on the street scene, the application does not involve any physical alterations to the building. Therefore, this element of the proposal is considered to comply with policies BE13, BE15 and BE28 of the Hillingdon UDP Saved Policies (September 2007).

7.08 Impact on neighbours

Policy OE1 states permission will not be granted for uses which are likely to become detrimental to the character or amenities of surrounding properties and policy OE3 states buildings or uses which have the potential to cause noise annoyance will only be permitted if the impact can be mitigated.

The Environmental protection officer has commented on this application and has suggested a number of conditions should be applied relating to the the hours of operation etc, in order to safeguard the amenity of residents and the surrounding area. Relevant conditions are recommended.

7.09 Living conditions for future occupiers

Not applicable to this change of use application.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The applicant has indicated that two vehicles would be provided within the showroom. These would have to be accessed from the front of the premises. The movement of these vehicles is likely to be limited and would be for display purposes only. They would not therefore cause any adverse impact on pedestrian or vehicular safety. However, a condition is recommended to ensure that a Method Statement is provided to ensure that this remains the case. The proposal would therefore comply with policies AM7 and AM14 of the UDP Saved Policies (September 2007).

The proposal would not generate any additional traffic from customers other than that typical for any retail premises within this parade. There is in any case sufficient on-street (pay and display) parking to the front of the site, and the site is in close proximity to bus and underground routes.

7.11 Urban design, access and security

Not applicable to this change of use application.

7.12 Disabled access

No changes are proposed to the building as part of this application. The nature of the premises for the sale of goods to aid the disabled is nevertheless supported and it is likely that the internal layout of the shop floor would be adapted to suit its customers.

7.13 Provision of affordable & special needs housing

Not applicable to this change of use application.

7.14 Trees, Landscaping and Ecology

Not applicable to this change of use application.

7.15 Sustainable waste management

The proposed use is unlikely to generate any significant waste and no changes are proposed from the existing arrangements.

7.16 Renewable energy / Sustainability

Not applicable to this change of use application.

7.17 Flooding or Drainage Issues

Not applicable to this change of use application.

7.18 Noise or Air Quality Issues

The proposed use is unlikely to generate any significant noise or air quality issues other than that which might have existed with the previous use of the premises, and certainly significantly less noise would be generated compared with the previously approved A3 use. No changes are proposed from the existing arrangements.

7.19 Comments on Public Consultations

As detailed in this report.

7.20 Planning Obligations

Not applicable to this change of use application.

7.21 Expediency of enforcement action

Not applicable to this change of use application.

7.22 Other Issues

Not applicable to this change of use application.

8. Observations of the Borough Solicitor

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

In addition Members should note that the Human Rights Act 1998 (HRA 1998) makes it unlawful for the Council to act incompatibly with Convention rights. Decisions by the Committee must take account of the HRA 1998. Therefore, Members need to be aware of the fact that the HRA 1998 makes the European Convention on Human Rights (the Convention) directly applicable to the actions of public bodies in England and Wales. The specific parts of the Convention relevant to planning matters are Article 6 (right to a fair hearing); Article 8 (right to respect for private and family life); Article 1 of the First Protocol (protection of property) and Article 14 (prohibition of discrimination).

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

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

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

9. Observations of the Director of Finance

10. CONCLUSION

Given the history of this site and the previous consent that has been granted, it is considered that the proposed use is equally appropriate to the premises, in this commercial location. The proposal would accord with Policy S12 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and subject to appropriate safeguarding conditions, would not result in any adverse impact on the amenities of the surrounding occupiers or the character of the area.

It is therefore recommended that delegated powers be given to the Head of Planning, Sport and Green Spaces to grant planning permission with the recommended conditions, subject to no further objections being received from neighbours within 14 days of the date of this resolution, which raise any significant planning issues not already addressed in the report.

11. Reference Documents

Adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007).
London Plan (2011).

PPS4.

HDAS: Accessible Hillingdon.

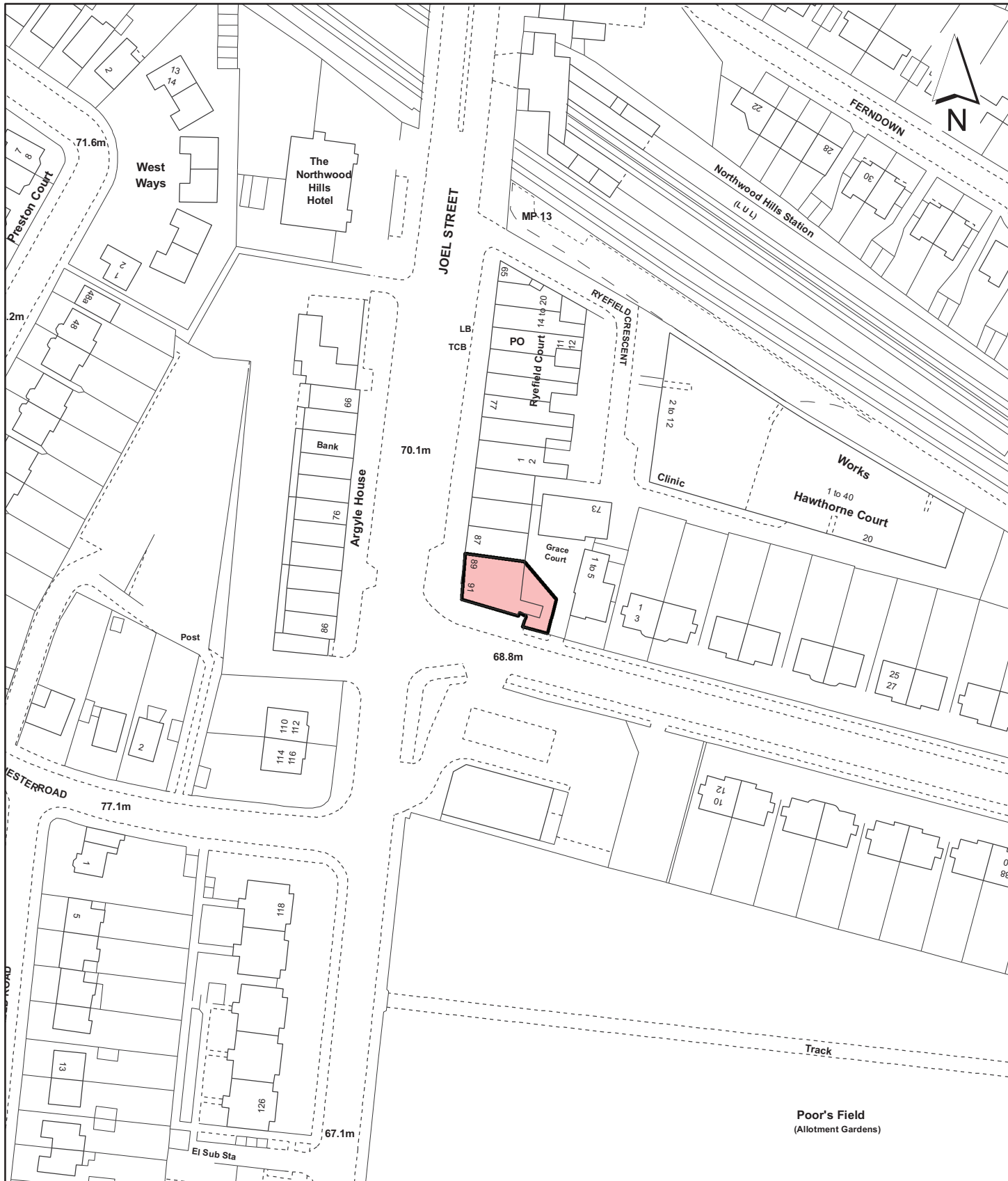
HDAS: Shopfronts.

Council's Adopted Car Parking Standards (Annex 1, Hillingdon Unitary Development Plan, Saved Policies, September 2007).

Consultation responses.

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**89 Joel Street
 Northwood**

Planning Application Ref:
45536/APP/2011/3058

Planning Committee
North Page 78

Scale
1:1,250

Date
**February
 2012**

**LONDON BOROUGH
 OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



Report of the Head of Planning & Enforcement Services

Address 53 STANLEY ROAD NORTHWOOD

Development: Single storey side/rear extension involving demolition of existing side extension

LBH Ref Nos: 44765/APP/2011/2983

Drawing Nos: Location Plan to Scale 1:1250
RK/TP/974/01 Received 3rd February 2012
RK/TP/974/02 Rev. A
RK/TP/974/03 Received 3rd February 2012
RK/TP/974/04 Rev. B
RK/TP/974/05

Date Plans Received: 08/12/2011 **Date(s) of Amendment(s):** 08/12/2011
Date Application Valid: 16/12/2011 03/02/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a semi-detached bungalow situated on the north-western side of Stanley Road. The building is set in an elevated position above the road.

To the western side of the main building there is an attached flat roofed garage, protruding slightly in front of the main elevation, behind which are a series of utility rooms and sheds that cumulatively extend approximately 8.5 m behind the rear elevation of the house. The elevations of these structures form the boundary wall with the neighbouring property at No.51 Stanley Road. No.51 is set at a higher level than the application property and has a side access adjacent to the boundary wall, with a bathroom window in the side elevation facing the application property.

The streetscene is residential in character and appearance comprising mainly single storey semi-detached bungalows. The application site also falls within the Hillside, Northwood Hills Area of Special Local Character (ASLC), and is within the Developed Area as identified in the saved UDP, September 2007.

1.2 Proposed Scheme

The application is for the erection of single storey side and rear extension that would in part replace the existing garage and utility rooms.

The plans have been amended during the course of this application that have reduced the

height and altered the form of the side extension in comparison to that originally proposed.

The new side extension would be to the same width as that existing (2.55m), extending up to the side boundary. It would be set 250mm behind the front elevation of the bungalow and extend along the side to the same distance behind the rear of the property as the existing utility room. This would be 6.2m beyond the rear elevation of the main bungalow.

The front elevation of the side extension would have a 3m high flat roof, to the same height as the eaves height of the existing bungalow.

To the rear of the existing bungalow a 3m deep extension is proposed. This would link into the side extension which would extend a further 3.25m beyond the rear elevation of the rear extension.

1.3 Relevant Planning History

44765/90/0801

53 Stanley Road Northwood

Formation of side & rear dormer (Application for Determination under Section 53 of the Act)

Decision Date: 15-05-1990

Refused

Appeal:

44765/B/90/1091

53 Stanley Road Northwood

Installation of side and rear dormer windows

Decision Date: 26-10-1990

Approved

Appeal:

Comment on Planning History

There is no recent planning history of significant relevance to this application.

2. Advertisement and Site Notice

2.1 Advertisement Expiry Date:- Not applicable

2.2 Site Notice Expiry Date:- Not applicable

3. Comments on Public Consultations

8 adjoining and nearby properties have been notified of the application by means of a letter dated 20th December 2011. 2 replies have been received objecting on the following grounds:

1. The plans are turning a small semi-detached bungalow into a large dwelling;
2. The new wall running the full length of both properties is approx. 1.5m higher than the existing side extension wall and will completely block light to the adjoining bathroom window;
3. This will create a tunnel between the two properties;
4. This is an excessive increase in height over and above the existing full-height garage and rooms already in place;
5. Work to the new side extension wall will impact on foundations of the adjoining property and require extensive access to the side access;
6. We are not prepared to allow any intrusion or access for building work via our property.

Northwood Residents Association: No reply received.

Ward Councillor: Requests that the application be considered by the Planning Committee.

DESIGN AND CONSERVATION OFFICER:

This property is a detached bungalow within the Hillside, Northwood Hills Area of Special Local Character (ASLC), designated in 2008. A previous scheme for loft conversion and dormer windows was approved in 1990.

The scheme proposes the demolition of the existing garage and ancillary buildings to the side and replacing with a similar single storey extension, along with a rear extension. Given the recent designation of the area, the scheme should be assessed with respect to relevant Saved policies in Hillingdon's Unitary Development Plan and the HDAS Design Guidance.

Whilst there are no objections to the proposal, it is felt that the design of the structure is poor and could be improved. To the side, the extension should set back from the front, so that there is a clear visible break between the original house and the new extension.

It is also felt that the proposed dummy pitched roof to the extensions is not appropriate, given the bungalow's traditional appearance. It is suggested that the extension is finished with a flat roof and brick on edge parapet detail.

OFFICER COMMENT: All of the above representations were made in respect of the plans as originally submitted. The plans have since been amended to reduce the height of the side extension by 0.5m, by removing the dummy pitch roof and having a simple flat roof, and by providing a slight setback from the front elevation to comply with the requirements of the Conservation officer.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

Part 2 Policies:

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.
BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement,

5. MAIN PLANNING ISSUES

The main planning issues are the impact of the extension on the character of the bungalow and the streetscene in general (including the Area of Special Local Character), and the impact on the amenities of adjoining occupiers. The impact on parking provision and amenity space also needs to be considered.

With regard to the impact on the character of the bungalow and the streetscene, the side extension (as amended) would appear little different from that existing in terms of its height and scale. The fact that the extension would now be set slightly behind the main front wall of the bungalow would be an improvement in visual amenity terms. As such, the proposal is considered to comply with Policies BE5, BE13, BE15 and BE19 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions.

With regard to the impact on the amenities of the occupiers of the adjoining properties, the side extension would have some impact on the amenities of the adjoining occupier at No.51 by virtue of the slight increase in the height of the extension (approximately 0.5m) compared with the existing buildings. However, the increase in height compared with that existing would not be significant enough to justify a refusal of planning permission, particularly given that the adjoining property is slightly elevated in comparison to the application property, that the only window in the side elevation of No.51 is to a bathroom, and that there are already structures that exist along the length of the proposed extension.

The proposal would fail to retain a 0.25m gap to the side boundary contrary to Para 3.9 of the Council's HDAS guidance. However, it is considered that in this instance, given that the existing structures are right on the boundary, there is no justifiable reason to refuse planning permission in this respect.

Whilst concerns have been raised by the objectors in relation to the impact of the development on foundations and construction methods this is not a material planning consideration and is covered by other legislation.

The extension to the rear of the house would be 3m in depth, to the same depth as that on the adjoining half at No.55. HDAS suggests that this is acceptable for semi-detached and terraced houses such as this where the plot is more than 5m wide.

HDAS also suggests that flat roofs on extensions are acceptable up to 3m in height (with parapet up to 3.1m) or that pitched roofs are acceptable up to 3.4m in height. The proposal accords with this guidance.

As such, the proposal would not represent an unneighbourly form of development, and in this respect would comply with Policies BE19, BE20, BE21 and BE24 of the adopted Hillingdon Unitary Development Plan (Saved Policies, September 2007) and section 3.0 of the Hillingdon Design & Accessibility Statement (HDAS): Residential Extensions as well as the London Plan (2011).

The amount of amenity space retained in the rear garden would still be sufficient and appropriate to the dwelling in accordance with paragraph 6.18 of the HDAS: Residential

Extensions and Policy BE23 of the saved UDP.

The proposal would retain a garage although this would not be wide enough for the parking of cars. However, sufficient off-street parking would be retained in the form of the existing driveway which can accommodate two off-street car parking spaces whilst retaining a significant area of soft landscaping. This would be in compliance with policies AM14 and BE38 of the saved UDP and the Council's adopted Car Parking Standards (Annex 1, adopted Hillingdon Unitary Development Plan, Saved Policies, September 2007).

6. RECOMMENDATION

APPROVAL subject to the following:

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

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

REASON

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

2 HH-OM1 Development in accordance with Approved Plans

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

REASON

To ensure that the external appearance of the development is satisfactory and complies with Policies BE13 and BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

3 HH-M2 External surfaces to match existing building

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

REASON

To safeguard the visual amenities of the area and to ensure that the proposed development does not have an adverse effect upon the appearance of the existing building in accordance with Policy BE15 of the Hillingdon Unitary Development Plan Saved Policies (September 2007).

4 HH-RPD1 No Additional Windows or Doors

Notwithstanding the provisions of the Town and Country Planning (General Permitted Development) Order 1995 (or any order revoking and re-enacting that Order with or without modification), no additional windows, doors or other openings shall be constructed in the walls or roof slopes of the development hereby approved facing 51 and 55 Stanley Road.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 of the

Hillingdon Unitary Development Plan Saved Policies (September 2007).

5 HH-RPD4 Prevention of Balconies / Roof Gardens

The roof area of the extension hereby permitted shall not be used as a balcony, roof garden or similar amenity area.

REASON

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

6 H6 Car parking and landscaping - submission of details

The development hereby approved shall not be commenced until details of the parking and landscaping arrangements in the front set back (between the house and street) have been submitted to and approved in writing by the Local Planning Authority. The details shall ensure that at least 25% of the front set back is soft landscaped area. The development shall not be occupied until the approved arrangements have been implemented.

REASON

To ensure that adequate facilities and landscaping are provided in accordance with Policies AM14 and BE38 and the parking standards as set out in the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007).

INFORMATIVES

Standard Informatives

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

- 2 The decision to GRANT planning permission has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) set out below, and to all relevant material considerations, including Supplementary Planning Guidance:
Policy No.

BE5	New development within areas of special local character
BE13	New development must harmonise with the existing street scene.
BE15	Alterations and extensions to existing buildings
BE19	New development must improve or complement the character of the area.
BE20	Daylight and sunlight considerations.
BE21	Siting, bulk and proximity of new buildings/extensions.

BE23	Requires the provision of adequate amenity space.
BE24	Requires new development to ensure adequate levels of privacy to neighbours.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
AM14	New development and car parking standards.
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 5.3	(2011) Sustainable design and construction

- 3 You are advised this permission is based on the dimensions provided on the approved drawings as numbered above. The development hereby approved must be constructed precisely in accordance with the approved drawings. Any deviation from these drawings requires the written consent of the Local Planning Authority.
- 4 You are advised that if any part of the development hereby permitted encroaches by either its roof, walls, eaves, gutters, or foundations, then a new planning application will have to be submitted. This planning permission is not valid for a development that results in any form of encroachment.
- 5 Your attention is drawn to the need to comply with the relevant provisions of the Building Regulations, the Building Acts and other related legislation. These cover such works as - the demolition of existing buildings, the erection of a new building or structure, the extension or alteration to a building, change of use of buildings, installation of services, underpinning works, and fire safety/means of escape works. Notice of intention to demolish existing buildings must be given to the Council's Building Control Service at least 6 weeks before work starts. A completed application form together with detailed plans must be submitted for approval before any building work is commenced. For further information and advice, contact - Planning, Environment and Community Services, Building Control,
3N/01 Civic Centre, Uxbridge (Telephone 01895 250804 / 805 / 808).
- 6 You have been granted planning permission to build a residential extension. When undertaking demolition and/or building work, please be considerate to your neighbours and do not undertake work in the early morning or late at night or at any time on Sundays or Bank Holidays. Furthermore, please ensure that all vehicles associated with the construction of the development hereby approved are properly washed and cleaned to prevent the passage of mud and dirt onto the adjoining highway. You are advised that the Council does have formal powers to

control noise and nuisance under The Control of Pollution Act 1974, the Clean Air Acts and other relevant legislation. For further information and advice, please contact - Environmental Protection Unit, 4W/04, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel. 01895 250190).

- 7 The Party Wall Act 1996 requires a building owner to notify, and obtain formal agreement from, any adjoining owner, where the building owner proposes to:
- carry out work to an existing party wall;
 - build on the boundary with a neighbouring property;
 - in some circumstances, carry out groundworks within 6 metres of an adjoining building.

Notification and agreements under this Act are the responsibility of the building owner and are quite separate from Building Regulations, or Planning Controls. The Building Control Service will assume that an applicant has obtained any necessary agreements with the adjoining owner, and nothing said or implied by the Council should be taken as removing the necessity for the building owner to comply fully with the Party Wall Act. Further information and advice is to be found in "the Party Walls etc. Act 1996 - explanatory booklet" published by the ODPM, available free of charge from the Planning, Environment and Community Services Reception, Civic Centre, Uxbridge, UB8 1UW.

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

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

A) Demolition and construction works should only be carried out between the hours of 08.00 hours and 18.00 hours Monday to Friday and between the hours of 08.00 hours and 13.00 hours on Saturday. No works shall be carried out on Sundays Bank and Public Holidays.

B) All noise generated during such works should be controlled in compliance with British Standard Code of Practice BS 5228: 1984.

C) The elimination of the release of dust or odours that could create a public health nuisance.

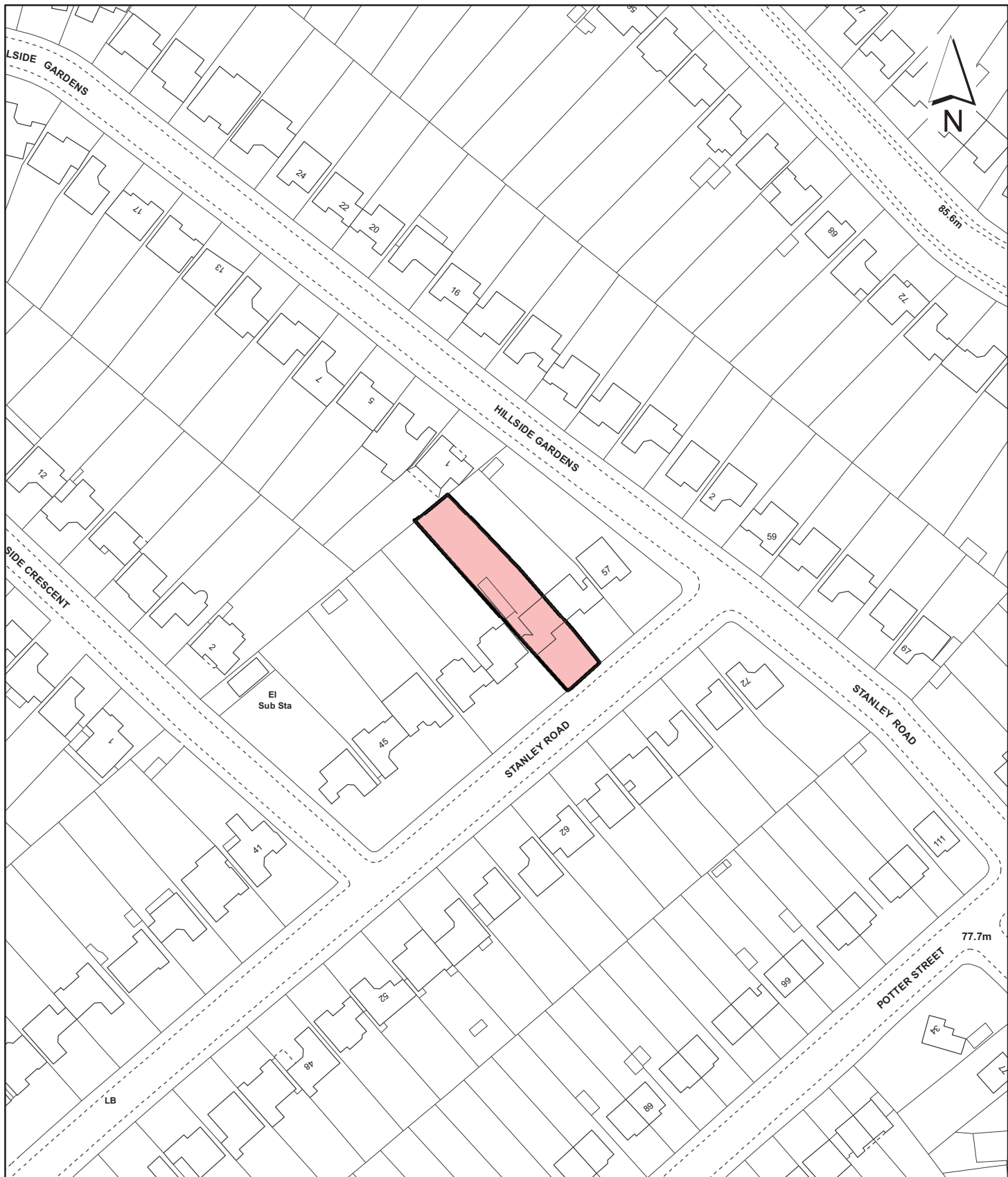
D) No bonfires that create dark smoke or nuisance to local residents.

You are advised to consult the Council's Environmental Protection Unit, 3S/02, Civic Centre, High Street, Uxbridge, UB8 1UW (Tel.01895 277401) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

- 10 You are advised that care should be taken during the building works hereby approved to avoid spillage of mud, soil or related building materials onto the pavement or public highway. You are further advised that failure to take appropriate steps to avoid spillage or adequately clear it away could result in action being taken under the Highways Act.
- 11 To promote the development of sustainable building design and construction methods, you are encouraged to investigate the use of renewable energy resources which do not produce any extra carbon dioxide (CO₂) emissions, including solar, geothermal and fuel cell systems, and use of high quality insulation.
- 12 You are advised that care should be taken during the building works hereby approved to ensure no damage occurs to the verge or footpaths during construction. Vehicles delivering materials to this development shall not override or cause damage to the public footway. Any damage will require to be made good to the satisfaction of the Council and at the applicant's expense. For further information and advice contact - Highways Maintenance Operations, Central Depot - Block K, Harlington Road Depot, 128 Harlington Road, Hillingdon, Middlesex, UB3 3EU (Tel: 01895 277524).

Contact Officer: Warren Pierson

Telephone No: 01895 250230



Notes

 Site boundary

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Site Address

**53 Stanley Road
Northwood**

Planning Application Ref:

44765/APP/2011/2983

Planning Committee

North Page 88

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

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Plans for North Planning Committee

13th March 2012



HILLINGDON
LONDON



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Page 115

Report of the Head of Planning & Enforcement Services

Address 48 PINN WAY RUISLIP

Development: Part two storey part first floor rear extension, part single storey rear/side extension, single storey side extension (repositioning utility), installation of additional windows to side elevations, involving demolition of (1) existing conservatory to rear, (2) existing attached garage to side and (3) existing lean-to utility to side

LBH Ref Nos: 17220/APP/2011/2804

Date Plans Received:	18/11/2011	Date(s) of Amendment(s):	18/11/2011
Date Application Valid:	06/12/2011		18/01/2012
			26/01/2012

1. CONSIDERATIONS

1.1 Site and Locality

The application property is a three-bedroom detached house on the southwestern side of Pinn Way, mid way between the junctions with St. Martin's Approach, to the northwest, and Eastcote Road, to the southeast.

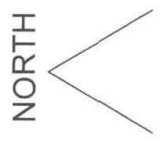
The street scene is residential in character and appearance comprising detached properties. The two storey elements of the properties either side are spaced 4m and 5m apart respectively for Nos. 46 to the north and 50 to the south. No. 46 has a single storey rear extension projecting approx. 4m from the rear and a single storey garage to the side facing No. 48 and forming part of that boundary. No. 50 to the south has a rear single storey flat roofed extension and large flat roofed dormer roof extension.

The application property has an attached flat roofed garage to the south, next to No. 50. This projects from the front wall of the house slightly, but behind, the two storey bay window. To the north, next to No. 46, is an attached single storey side, partially glazed, extension. On the rear of the application property is a conservatory.

The site is within the Moat Drive Area of Special Local Character and within an Archaeological Priority Area. The site lies within a Developed Area as identified in the

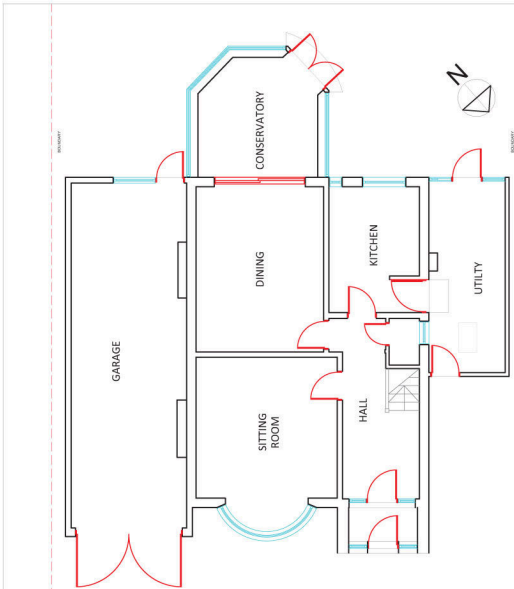


LOCATION PLAN
(scale: 1:1250)

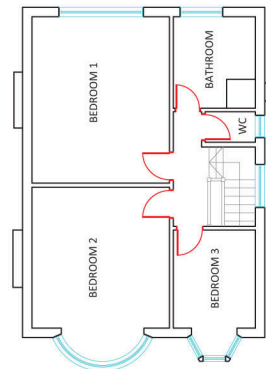


BLOCK PLAN
(scale: 1:500)

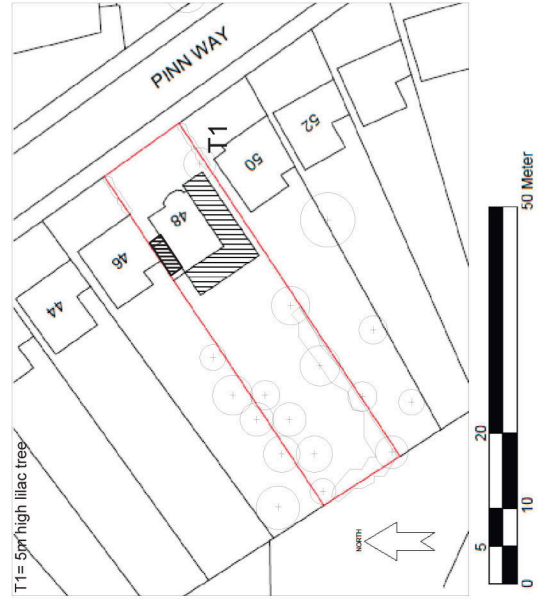
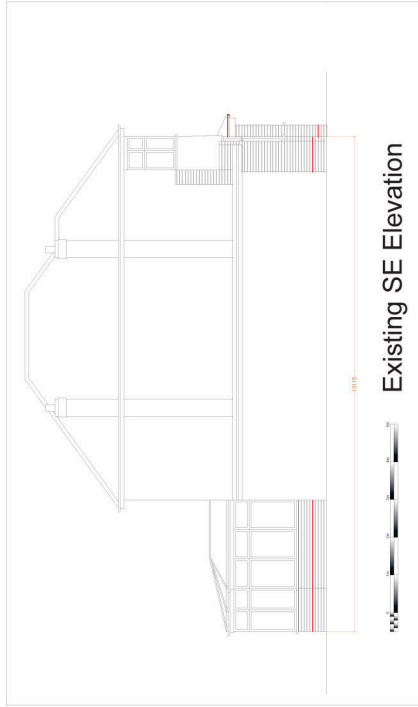
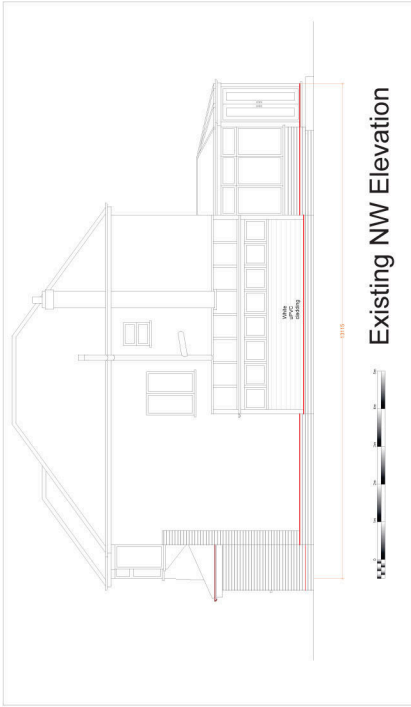
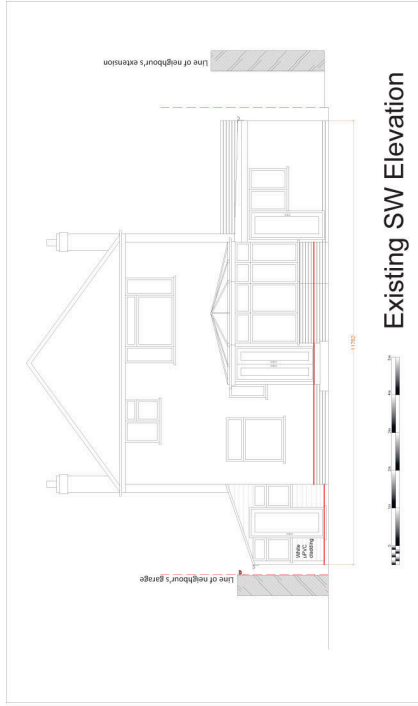
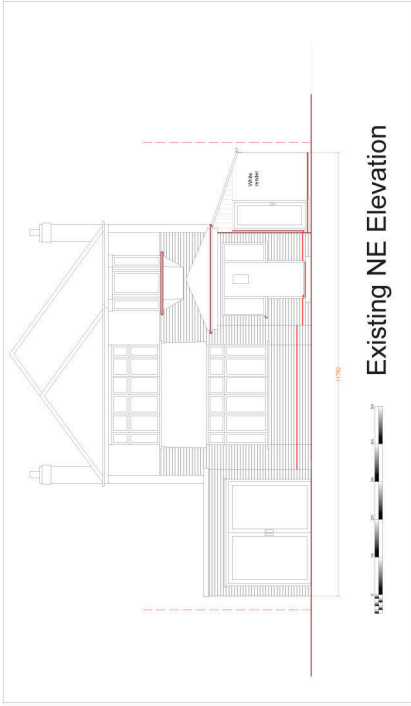




Existing Ground Floor Plan

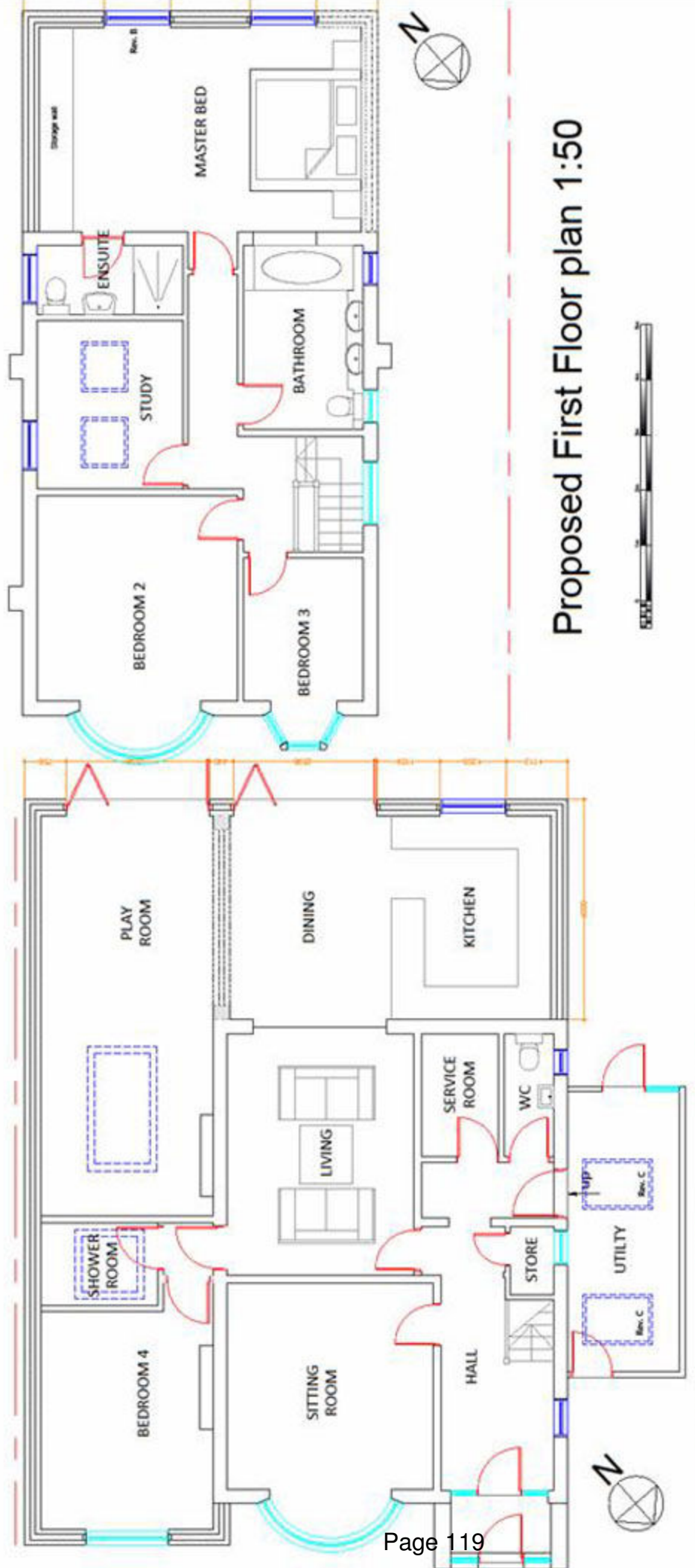


Existing First Floor Plan



1:500 Block plan

	Apollo Architectural Services Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA63QP	
	Title EXISTING GROUND & FIRST FLOOR PLANS, ELEVATIONS BLOCK PLAN 48 Pin Way, Ruislip, HA4 7QP Mr & Mrs Tymoshchuk	Date 05/09/2011 Scale 1:100 & 1:500 drawn by Christopher J Harris Dip.Arch, B.A
Driving No 601.301-1	Rev.	Original paper size A2

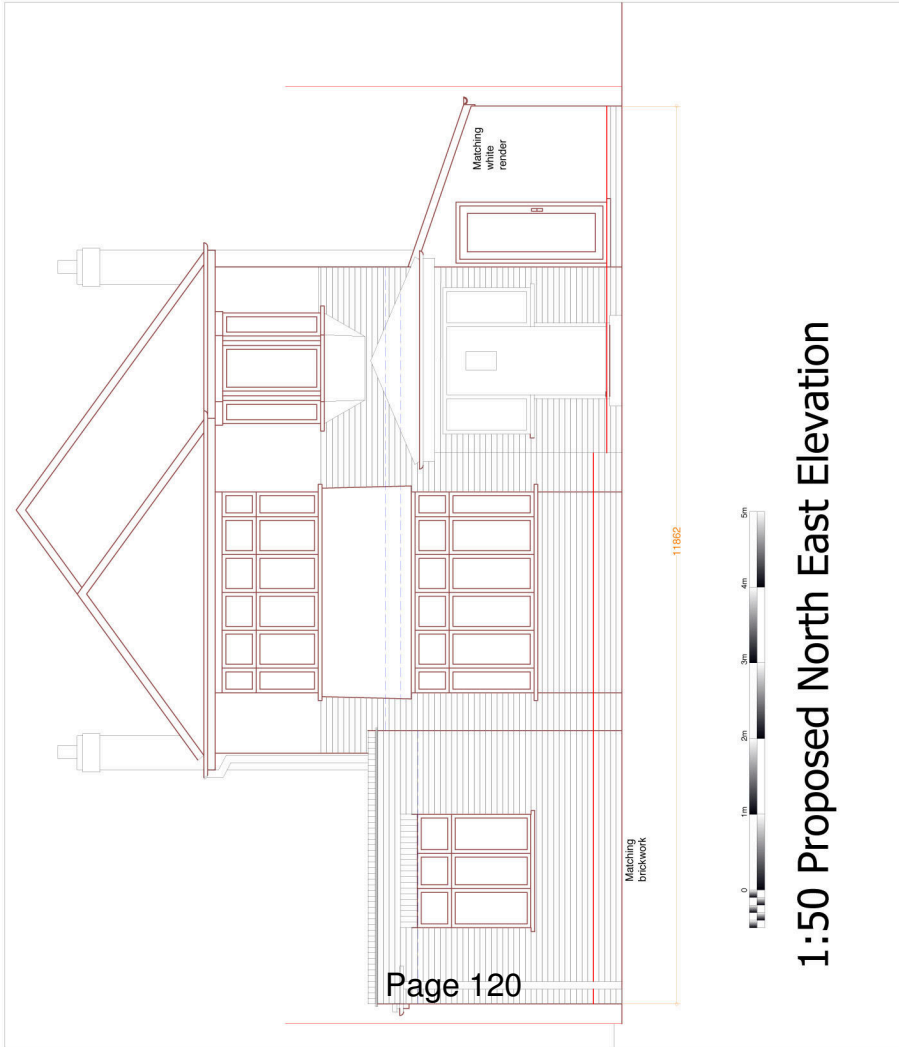


Proposed First Floor plan 1:50

23.01.12 Rev C Utility roof shown as shed, with roof lights
 18.01.12 Rev B Main balcony omitted.
 02.11.11 Rev A Revised room layout indicated.

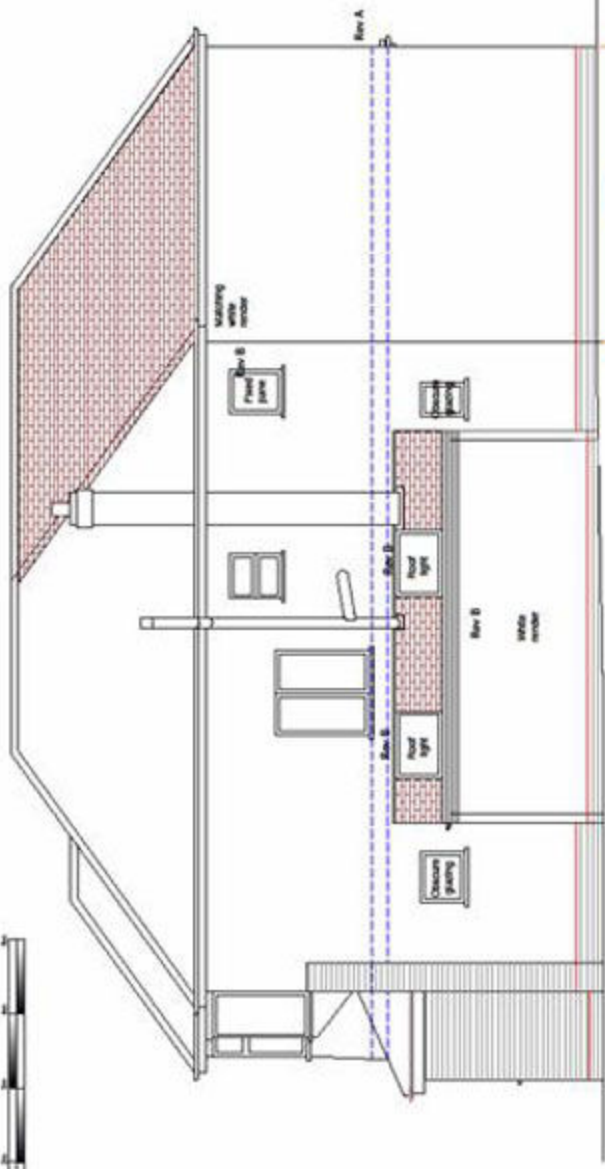
Apollo	
Apollo Architectural Services	
Tel: 01933 841 937 Mob: 07825647059 12 Garfield Road, Northwood, Middlesex HA9 7DP	
PROPOSED GROUND & FIRST FLOOR PLANS	
48 Penn Way, Bundo, HA4 2JF	
M & Ms Tymoshchuk	
Date	02/10/2011
Scale	1:50
Drawn by	Christopher J Harris Dip.Arch, B.A.
Drawn No	601.301-3
Rev. C	

Original paper size A2

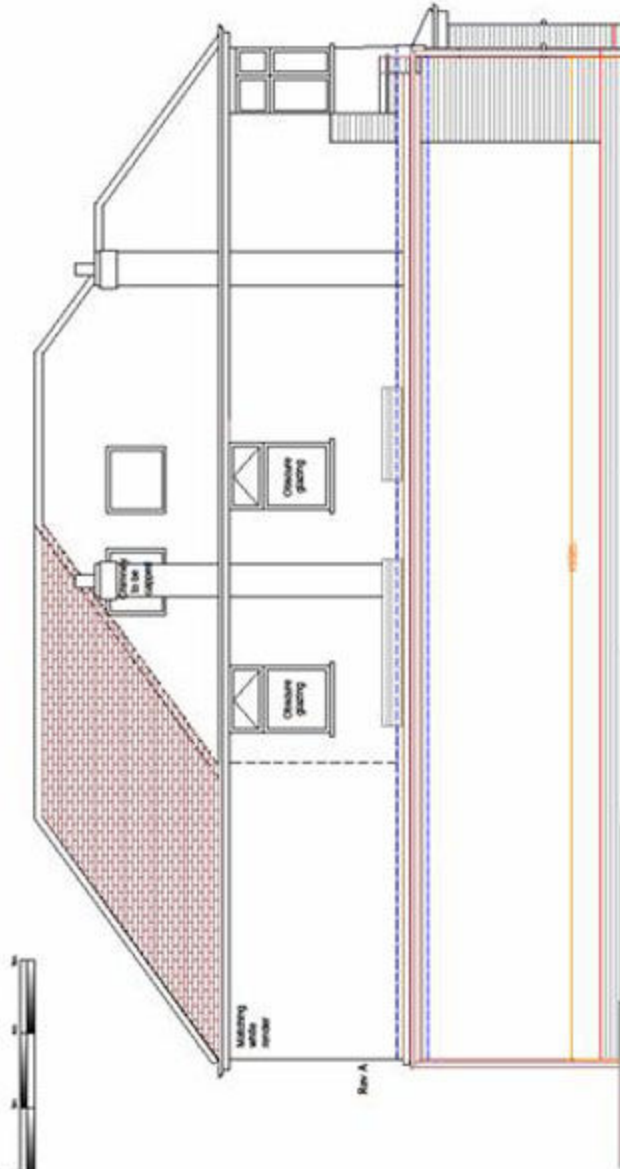


1:50 Proposed South West Elevation

	
Apollo Architectural Services Tel: 01923 841 937 Mob: 07825647050 52 Gatehill Road, Northwood, Middlesex HA6 3QP PROPOSED NE & SW ELEVATIONS 48 Pinn Way, Ruislip, HA4 7QF Mr & Mrs Tymoshchuk 04/10/2011 J Harris Christopher J Harris Dip.Arch, B.A	
Title	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
Date	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
Scale	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
Drawn by	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
Drwing, No	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
Rev A	18.01.12: Rev A Juliet balcony omitted. Original paper size A2
601.301 - 4	18.01.12: Rev A Juliet balcony omitted. Original paper size A2



1:50 Proposed North West Elevation



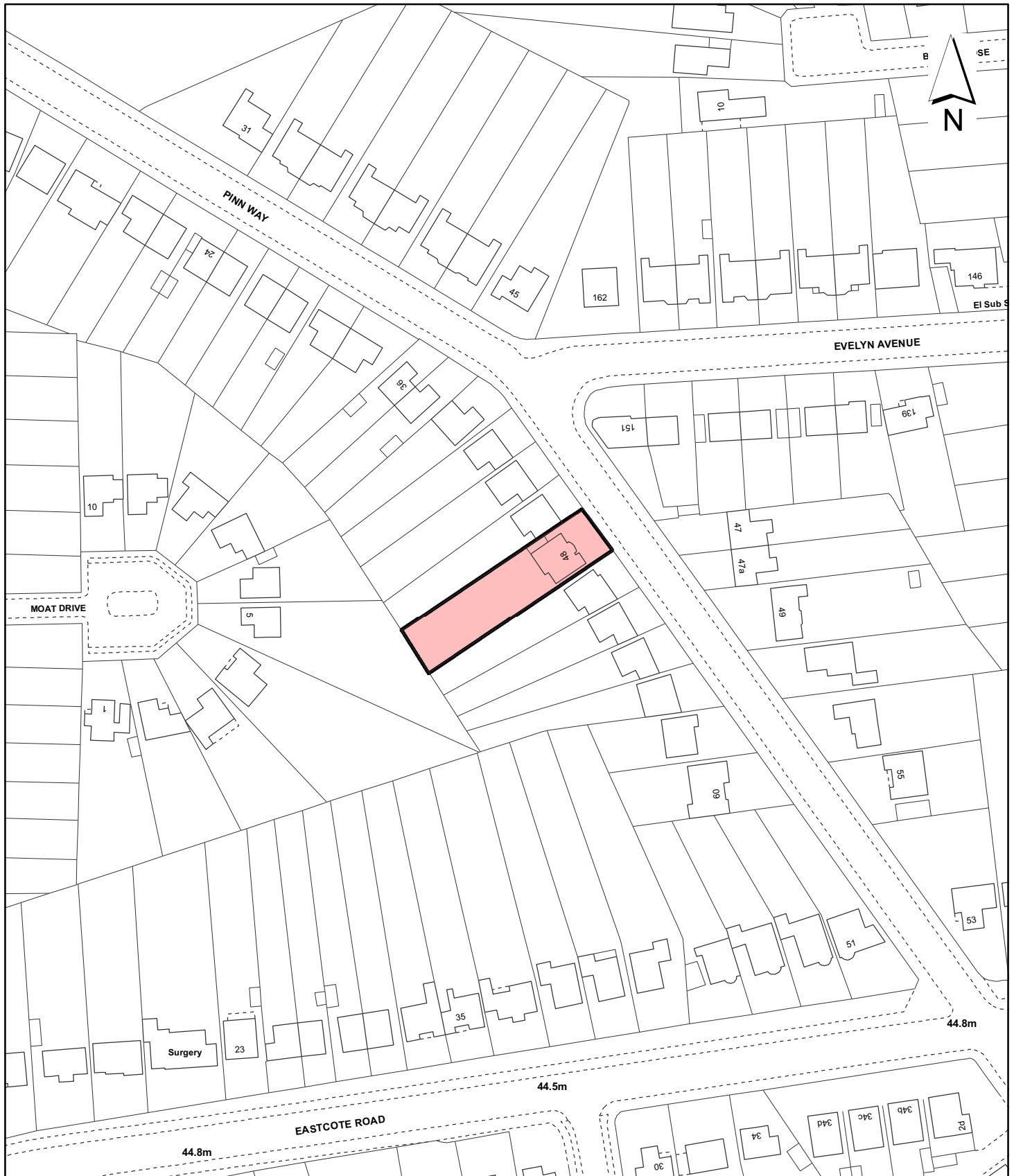
1:50 Proposed South East Elevation

23.01.12 Rev B tiled roof shown as utility roof lights added & glass roof & glass secondary omitted, new bathroom window shown as fixed light.
18.01.12 Rev A 3.4m balcony omitted.




Apollo Architectural Services	
Tel: 01323 841 317	Mobile: 07825447850
32 Garthill Road, Northwood, Middlesex HA6 3QP	
PROPOSED 101 & 12 ELIZABETH ROAD	
48 Pine Way, Babbins, HA4 7QP	
M & Mrs Timoshchuk	
Date	04/10/2011
Scale	1:50
Drawn by	Christopher J Harris Dip.Arch, B.A
Drawn No	601.301 - 5
Rev B

Original paper size A2



Notes

 Site boundary

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Site Address

**48 Pinn Way
 Ruislip**

Planning Application Ref:
17220/APP/2011/2804

Planning Committee
North Page 122

Scale
1:1,250

Date
January 2012

**LONDON BOROUGH
 OF HILLINGDON**
 Planning,
 Environment, Education
 & Community Services
 Civic Centre, Uxbridge, Middx. UB8 1UW
 Telephone No.: Uxbridge 250111



HILLINGDON
 LONDON

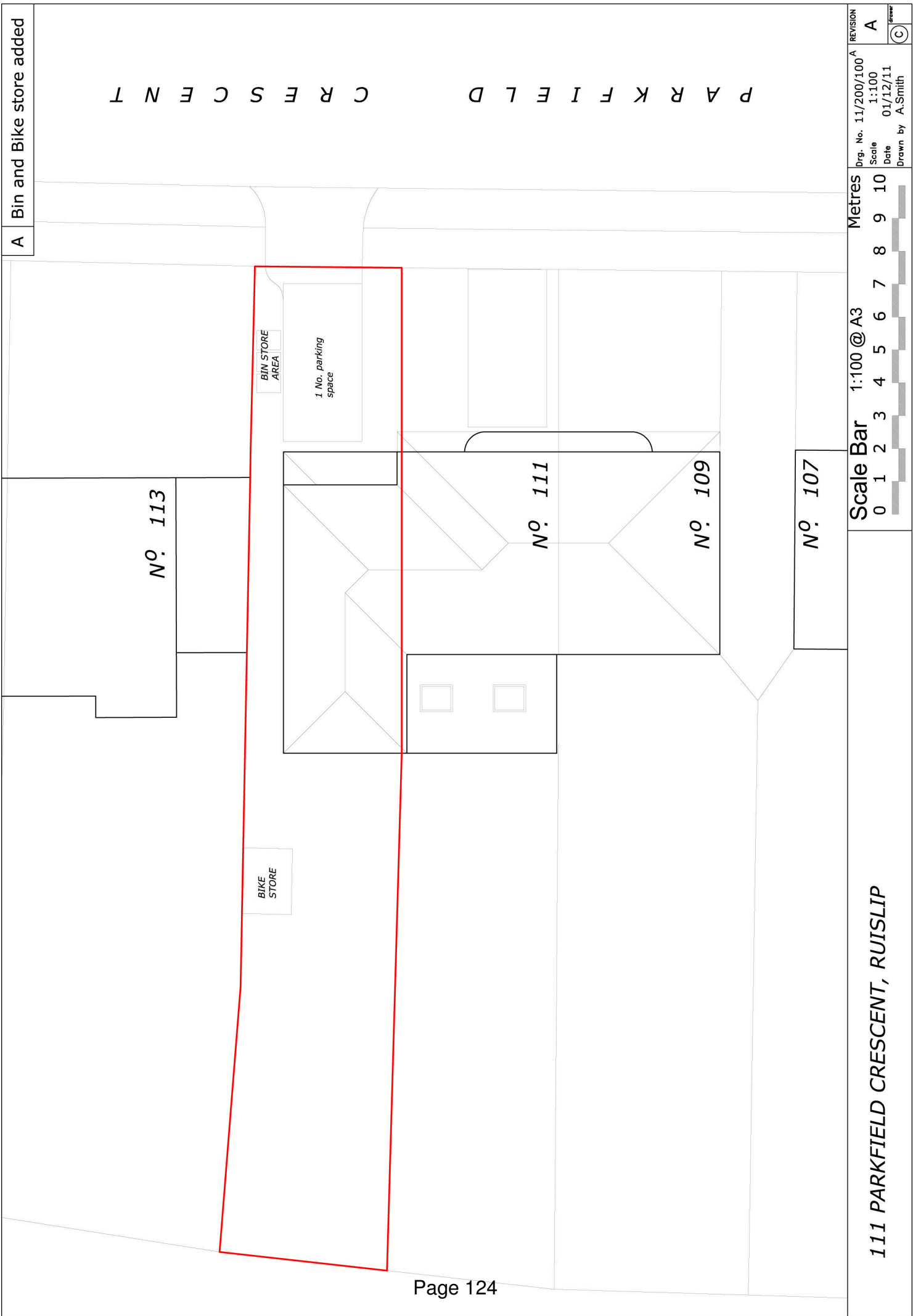
Report of the Head of Planning & Enforcement Services

Address LAND FORMING PART OF 111 PARKFIELD CRESCENT RUISLIP
Development: Erection of a 2-bedroom attached house with associated amenity space and parking (Part Retrospective Application)

LBH Ref Nos: 68057/APP/2011/2934

Date Plans Received: 02/12/2011 **Date(s) of Amendment(s):** 02/12/2011

Date Application Valid: 06/01/2012





PROPOSED FLOOR PLANS

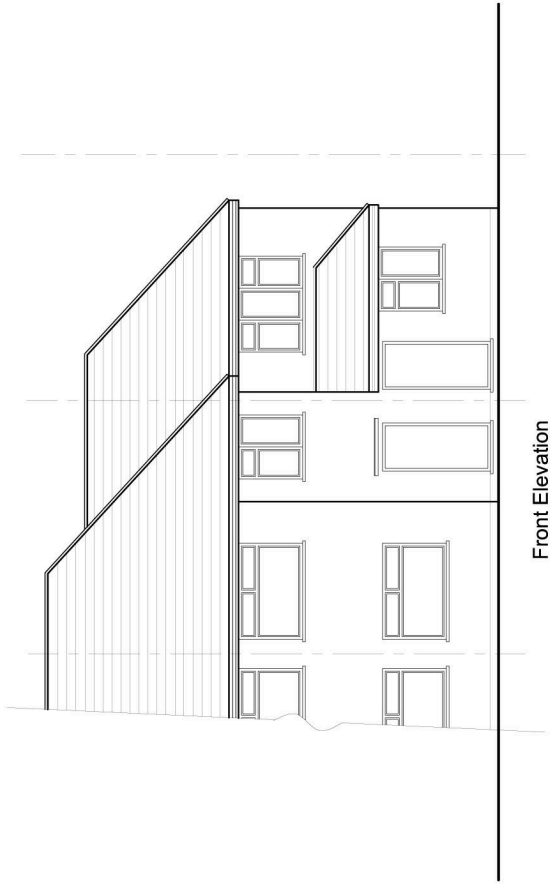
Scale Bar 1:100 @ A3



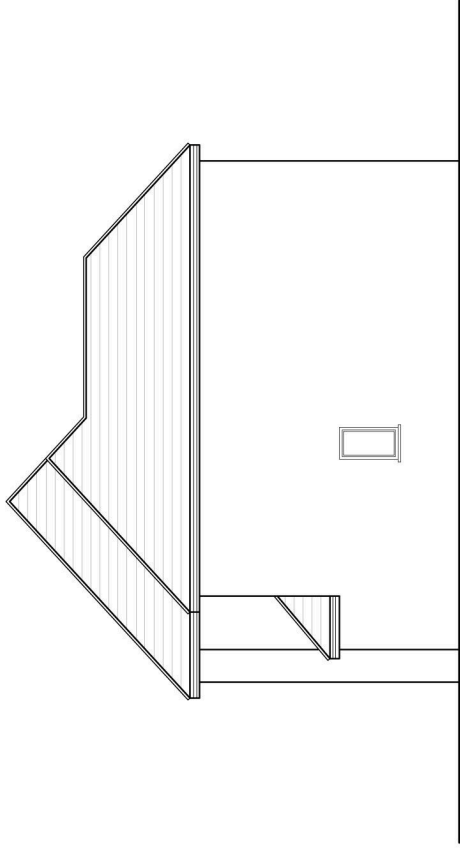
Metres 0 1 2 3 4 5 6 7 8 9 10

Dwg. No.	11/200/101 ^A	REVISION
Scale	1:100	A
Date	01/12/11	drawn
Drawn by	A.Smith	(C)

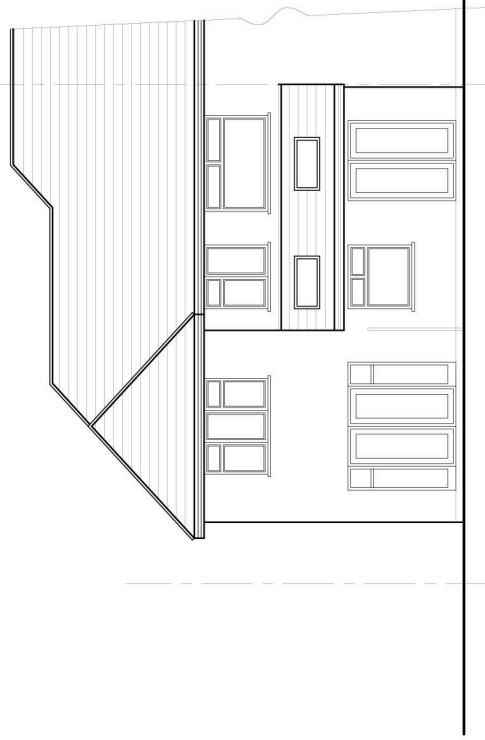
111 PARKFIELD CRESCENT, RUISLIP



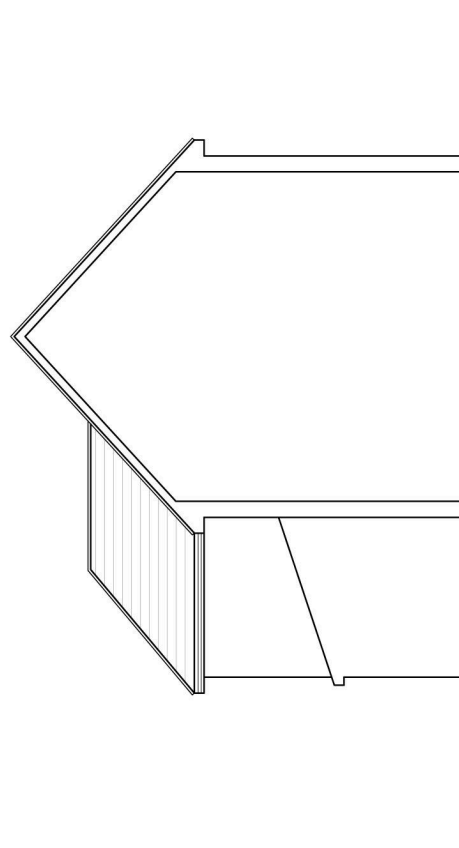
Front Elevation



Side Elevation



Rear Elevation



Other Side Elevation

PROPOSED ELEVATIONS

Scale Bar 1:100 @ A3



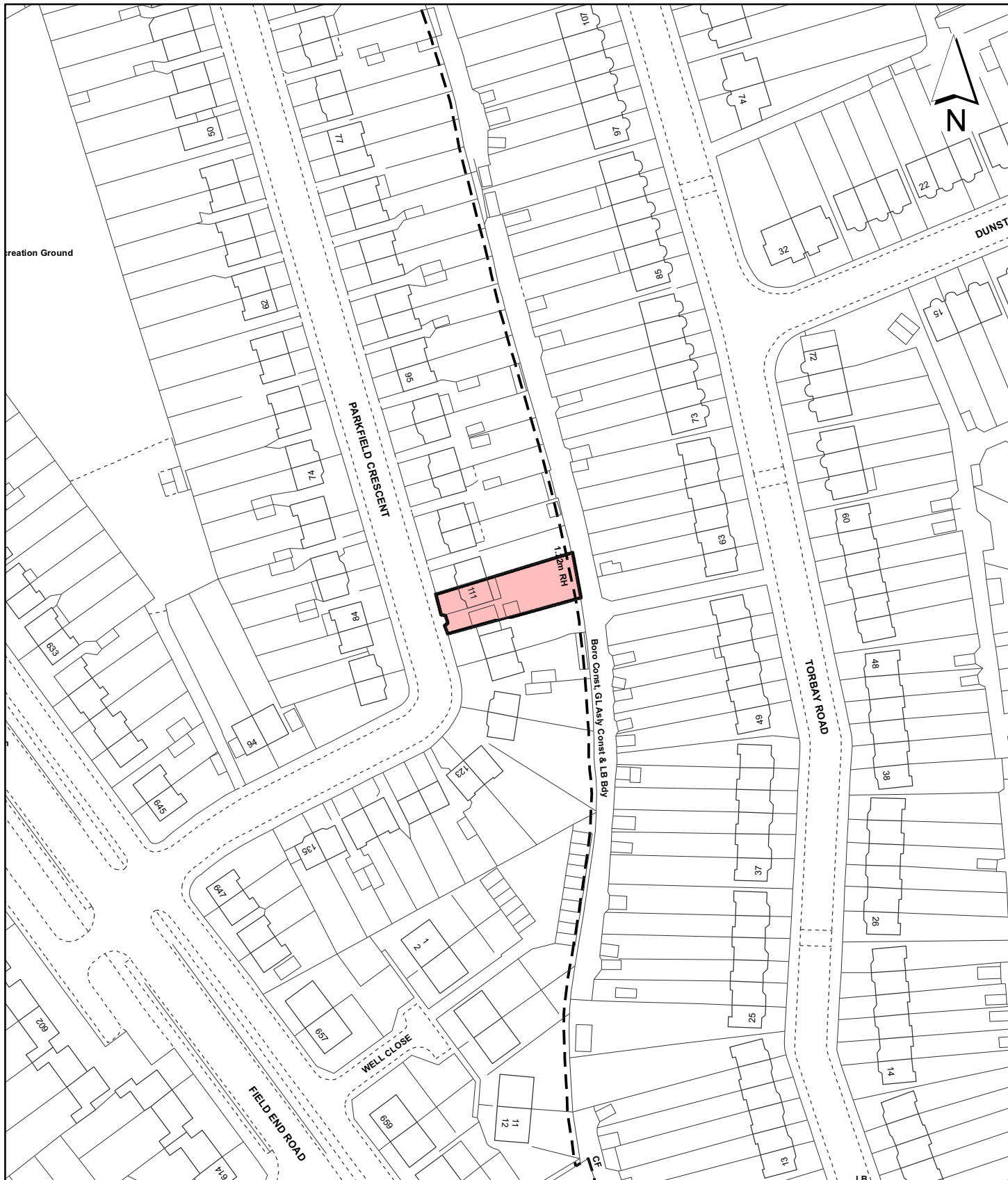
Metres 0 1 2 3 4 5 6 7 8 9 10

Dwg. No.	11/200/102
Scale	1:100
Date	01/12/11
Drawn by	A.Smith


REVISION



111 PARKFIELD CRESCENT, RUISLIP



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Site Address

**111 Parkfield Crescent
Ruislip**

Planning Application Ref:

68057/APP/2011/2934

Planning Committee

North Page 127

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 206 FIELD END ROAD EASTCOTE
Development: Change of use from Use Class A1 (Shops) to Use Class A5 (Hot Food Takeaway) involving installation of extractor duct to rear
LBH Ref Nos: 14770/APP/2012/50

Date Plans Received: 09/01/2012 **Date(s) of Amendment(s):**
Date Application Valid: 09/01/2012



Click2Brick®

Project
Change of Use From Retail Shop To A5
(Pizza Takeaway) With New Signage

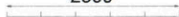
Property Address
206 Field End Road
Eastcote
HA5 1RD
Drawing Title □□
Block Plan □□

Client
Mr Sheayar Khan

Drawing No.
268C/2011©

Date
January 2012
Drawn by
Ian Christmas
Scale
1:200
Checked by
Arthur Christmas
2500

Page Size - A3



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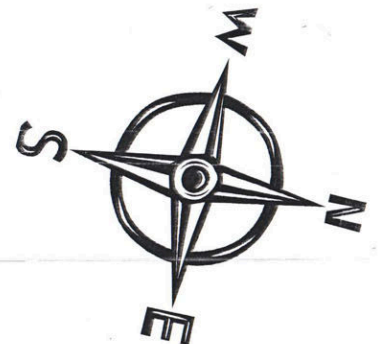
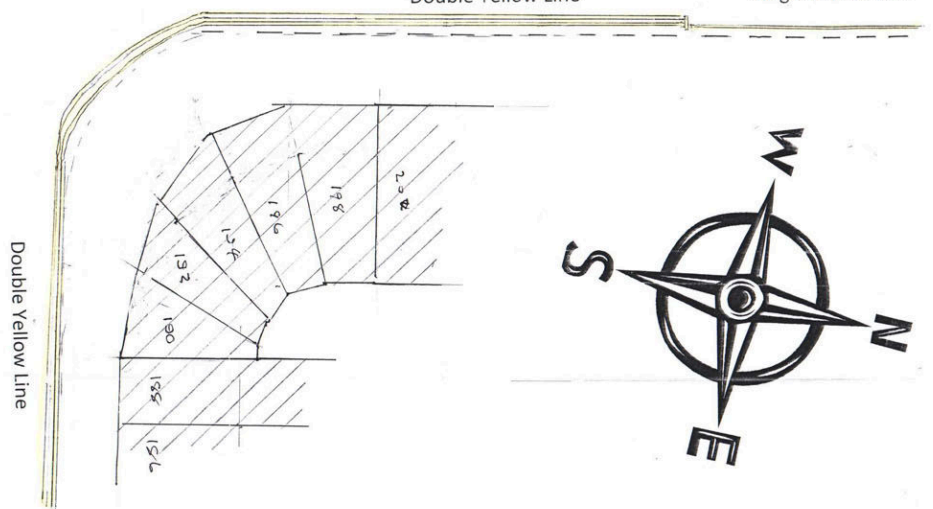
Click2Brick
102 Latham Road, South Godstone, Surrey RH9 8HN
07580095705



Field End Road

Elm Avenue

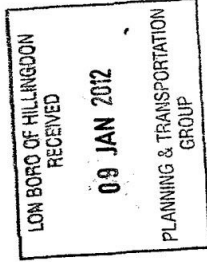
Field End Road



LOW BORO OF HILLINGDON
RECEIVED
09 JAN 2012
PLANNING & TRANSPORTATION
GROUP

Notes

Drawings Prepared For The Sole Purpose
of Obtaining Change of Use For
The Property And NOT For Construction



206 Field End Road
Eastcote
HA5 1RD

Mr Sheayar Khan

Project
Change of Use From
Retail Shop To A5
(Pizza Takeaway)
With New Signage

Drawing Title
Existing & Proposed shop
plans with shop fronts

Drawing No.
268/2011@

Date
October 2011
Scale
1:100

Drawn by
Ian Christmas
Checked by
Arthur Christmas

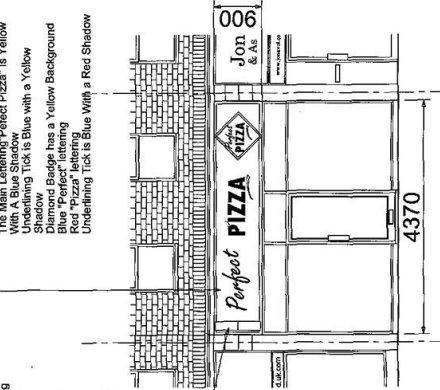
Page Size - A3
2000mm

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Drawing is prohibited without obtaining prior consent from Cick&Bick.
Cick&Bick
020 8948 0000
07780207915
020, Liphams Road, South Coddstone, Surrey RH9 9HN

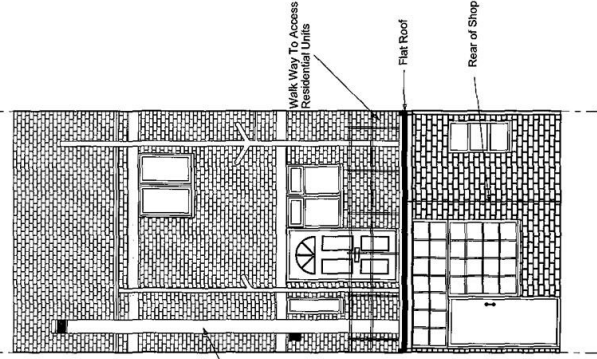
Only Change To Shop
Front Will Be Signage
Being Moved From
92 Field End Road To
This Shop As Part Of
Relocation

Projecting Sign - Backlit Perspex
White Backing
Yellow Surround
Black "Perfect Letticing"
Red "Pizza" Letticing

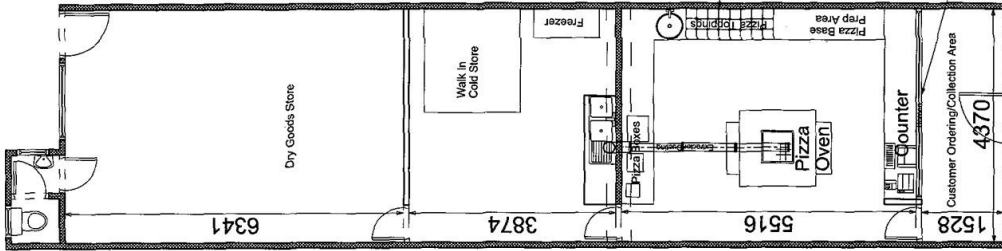
Main Facade - Backlit Perspex
Background Red
The Main Letticing "Perfect Pizza" Is Yellow
With A Blue Shadow
Shedding Tick Is Blue with a Yellow
Diamond Badge has a Yellow Background
Blue "Perfect" Letticing
Red "Pizza" Letticing
Underlining Tick Is Blue With a Red Shadow



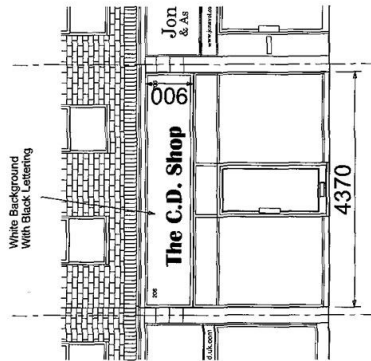
Proposed Shop Front



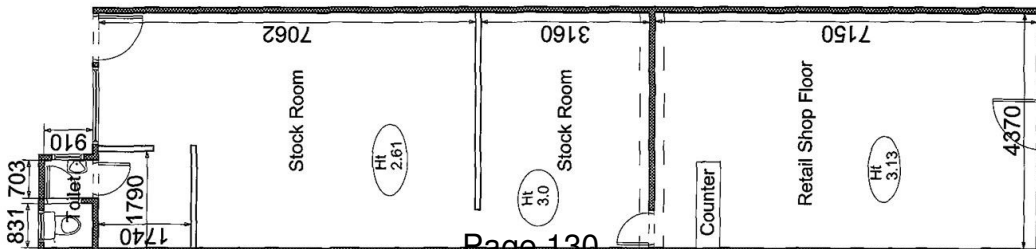
Proposed Rear With
Extractor Vent



Proposed Floor Plan



Existing Shop Front

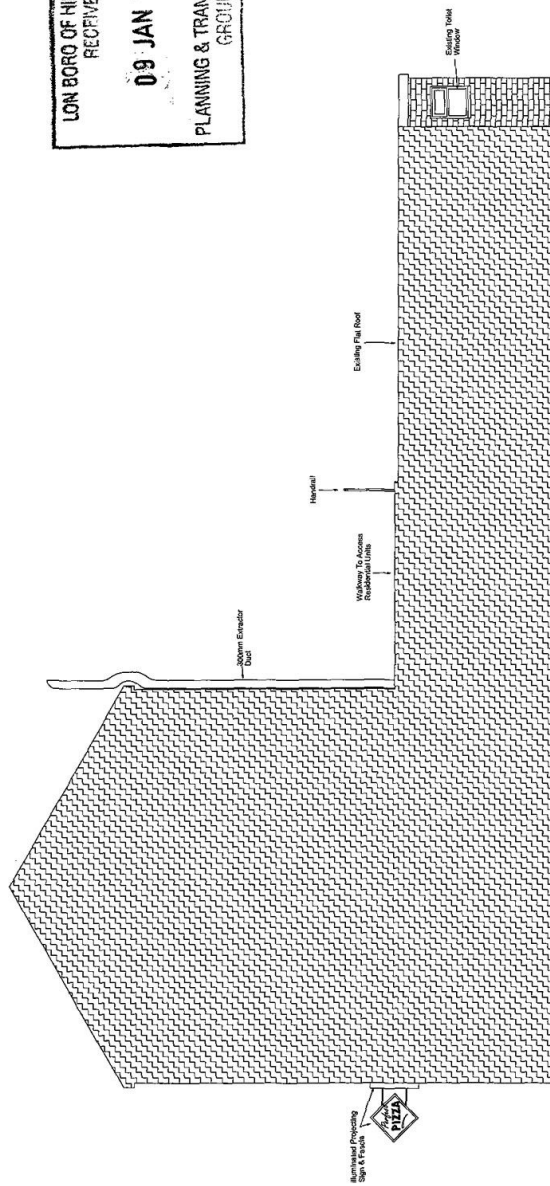


Existing Floor Plan

Notes

Specialist to be employed to design and install commercial kitchen extraction unit. Specialist to be consulted for external wall only detailing be external.

LON BORO OF HILLINGDON
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09 JAN 2012
PLANNING & TRANSPORTATION
GROUP



206 Field End Road
Eastcote
HA5 1RD

Mr Sheayar Khan

Project

Change of Use From
Retail Shop To A3
(Pizza Takeaway)
With New Signage

Drawing Title

Proposed Side Elevation

Drawing No.
268B/2011©

Date
November 2011

Scale
1:100

Checked by
Ian Christmas

Page Size - A3
2000mm

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drawing is prohibited without obtaining prior consent from CL202048.
102, Lightham Road, South, Godstone, Surrey RH9 8HN
07590095705



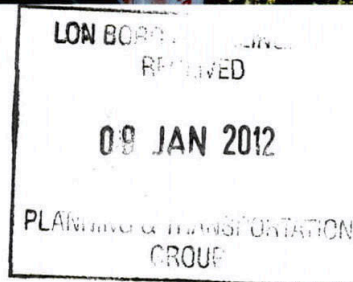
Front of 206 Field End Road (Existing)



Rear of 206 Field End Road (Existing)



Existing Signage on 92 Field End Road to be Reused When Relocating to 206 Field End Road



Mr Sheayar Khan 206 Field End Road Eastcote HA5 1RD

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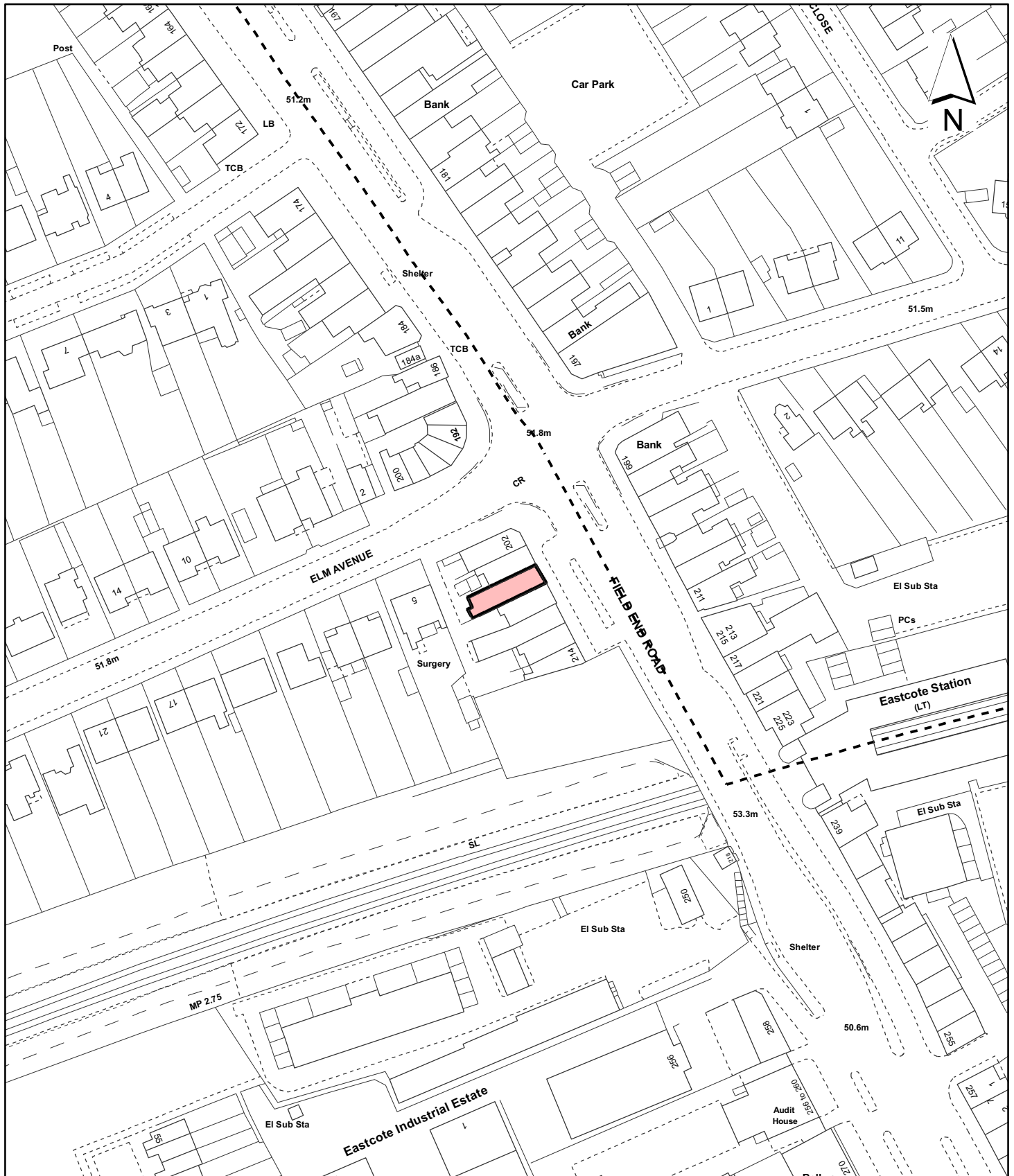
Click2Brick
102 Latham Road, South Godstone,
Surrey RH9 8HN
07580095705

Project
Change of Use From
Retail Shop To A5
(Pizza Takeaway)
With New Signage


Photos of The
Front & Rear Elevation of Proposed Shop.
Plus Signage on Old Shop to Be Reused.
Drawing No.
26872012
Page 132

Date
October 2011
Photos by
Ian Christmas

Page Size - A4



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Site Address

**206 Field End Road
Eastcote**

Planning Application Ref:

14770/APP/2012/50

Planning Committee

North Page 133

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address HAREFIELD HOSPITAL BOWLING CLUB, TAYLORS MEADOW HILL END ROAD HAREFIELD

Development: Installation of 2 x temporary portakabins for use as changing rooms involving demolition of existing outbuildings

LBH Ref Nos: 46815/APP/2011/3095

Date Plans Received:	22/12/2011	Date(s) of Amendment(s):	22/12/0011
Date Application Valid:	09/01/2012		09/01/0012
			22/12/2011

LOW BUDGET REVISION RECEIVED
22 DEC 2011
PLANNING & TRANSPORTATION

Taylor

Pavilion

PC
MAIN

2" pipe
Approx 55M

Bowling
Green

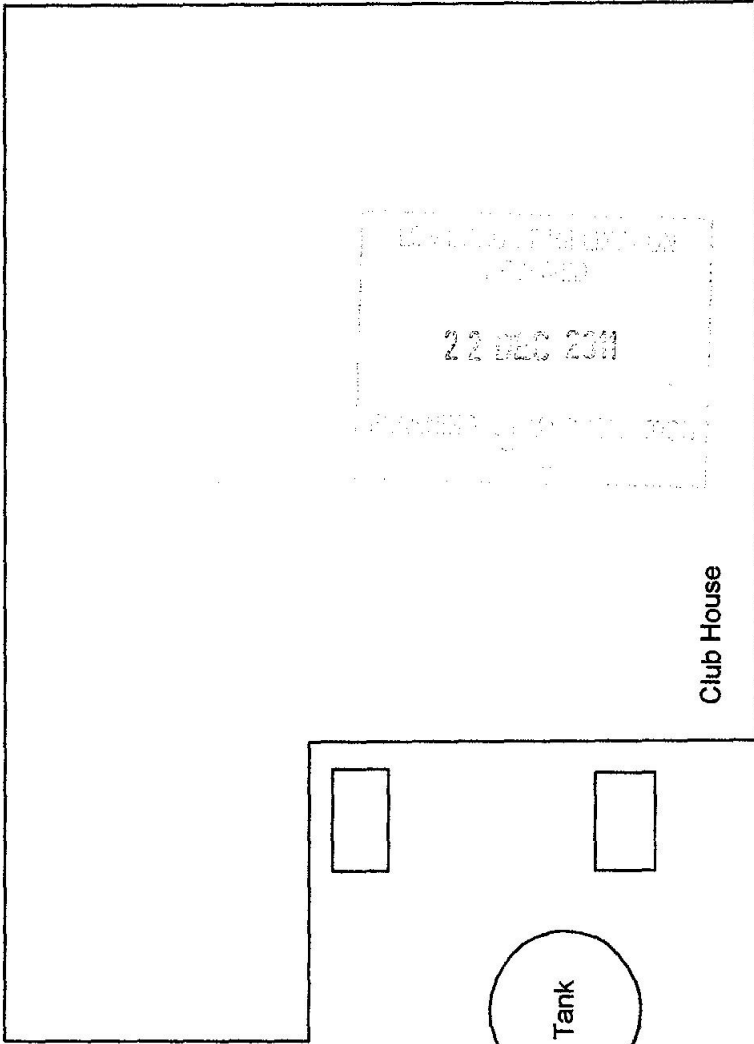
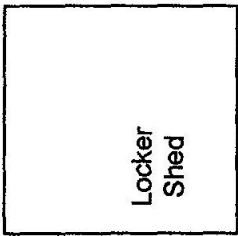
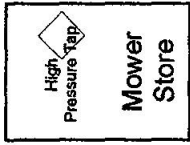
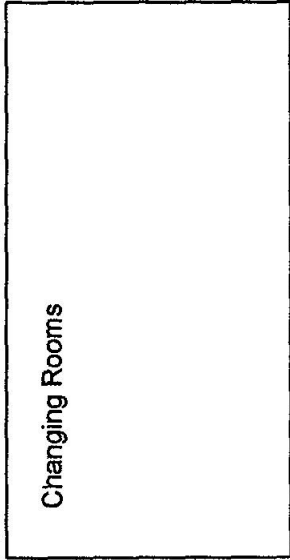
SUMP & PUMP

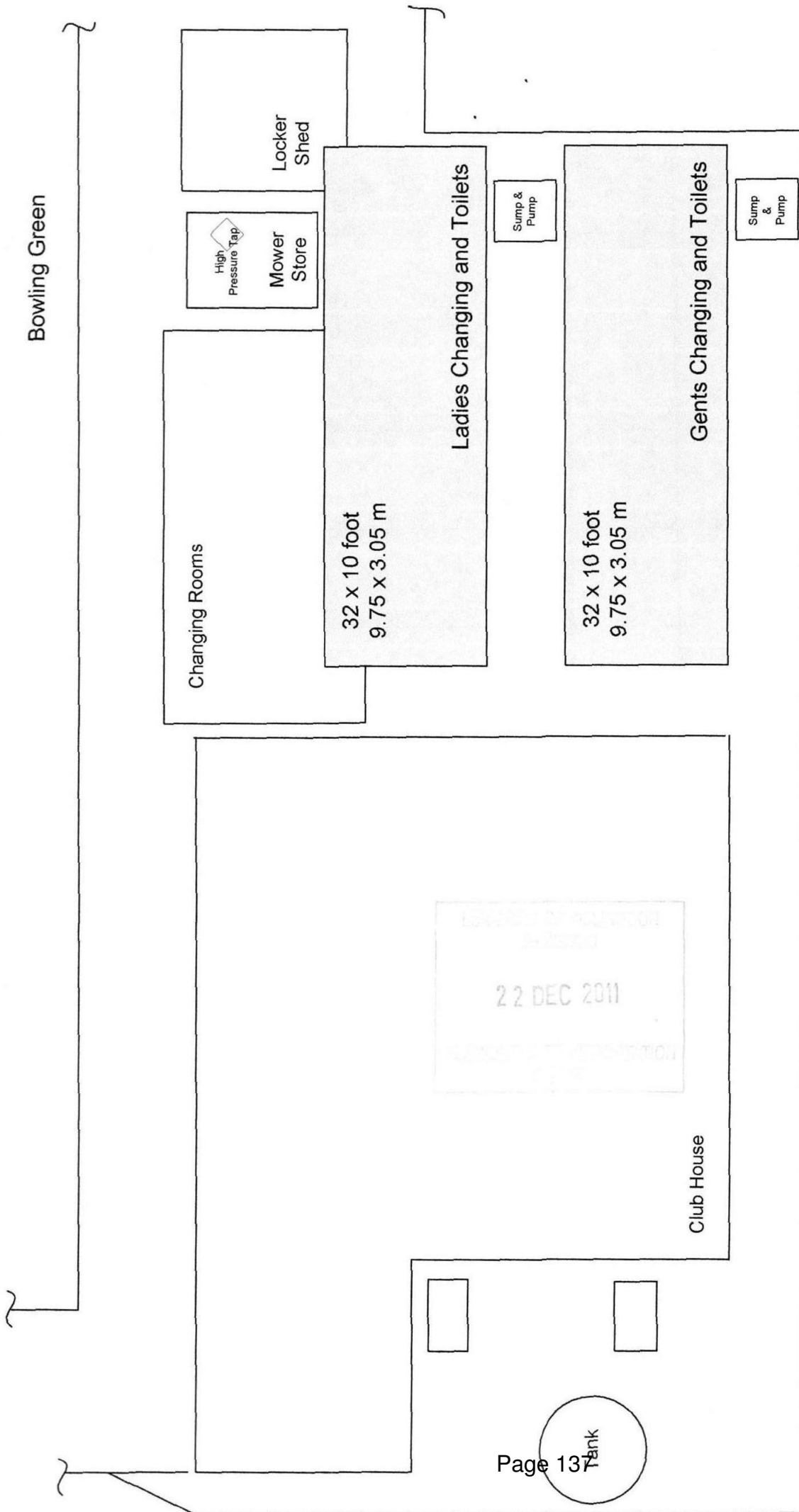
Oak
Cottages

CLUB
HOUSE

Monterey
Cottages

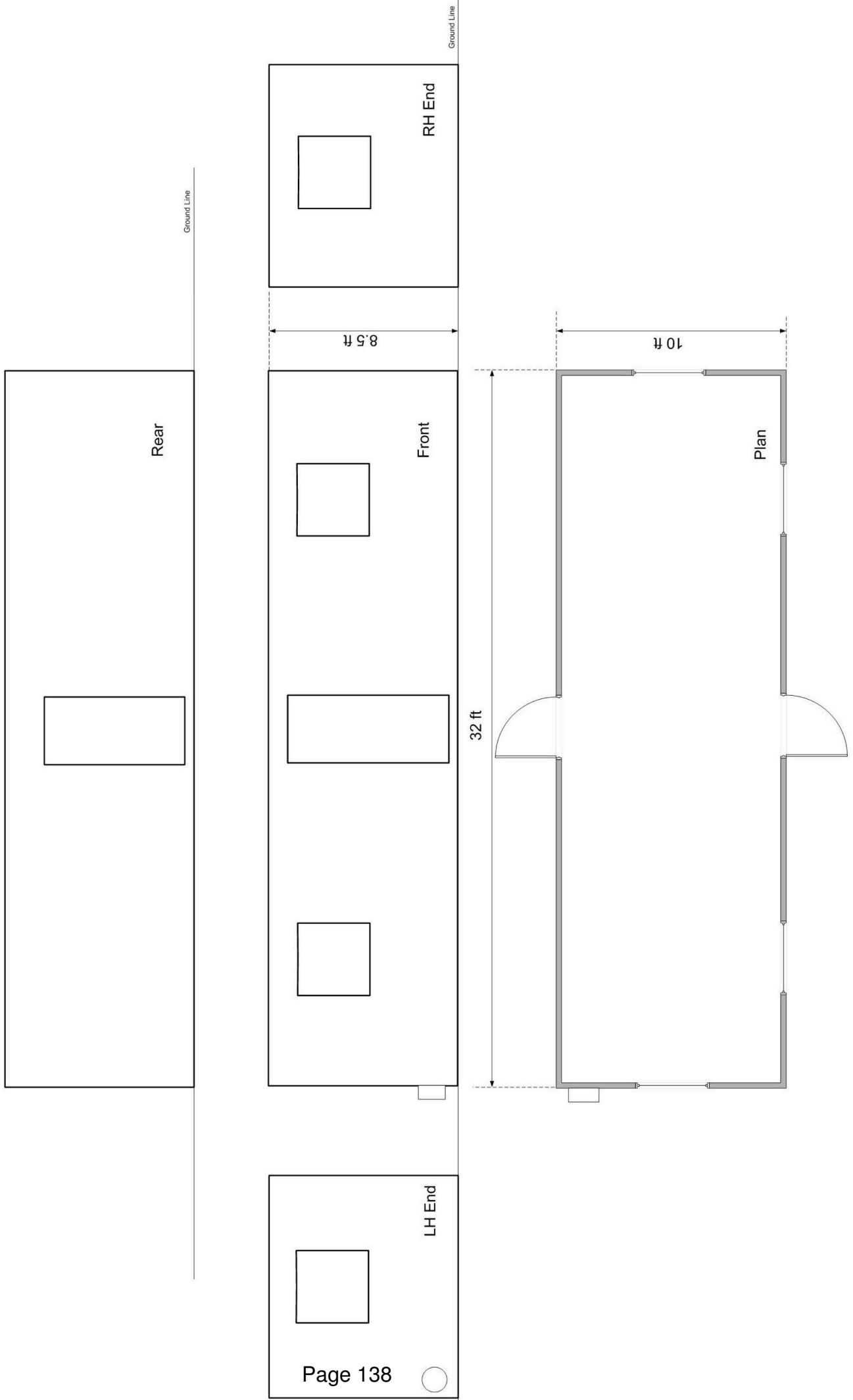
Bowling Green



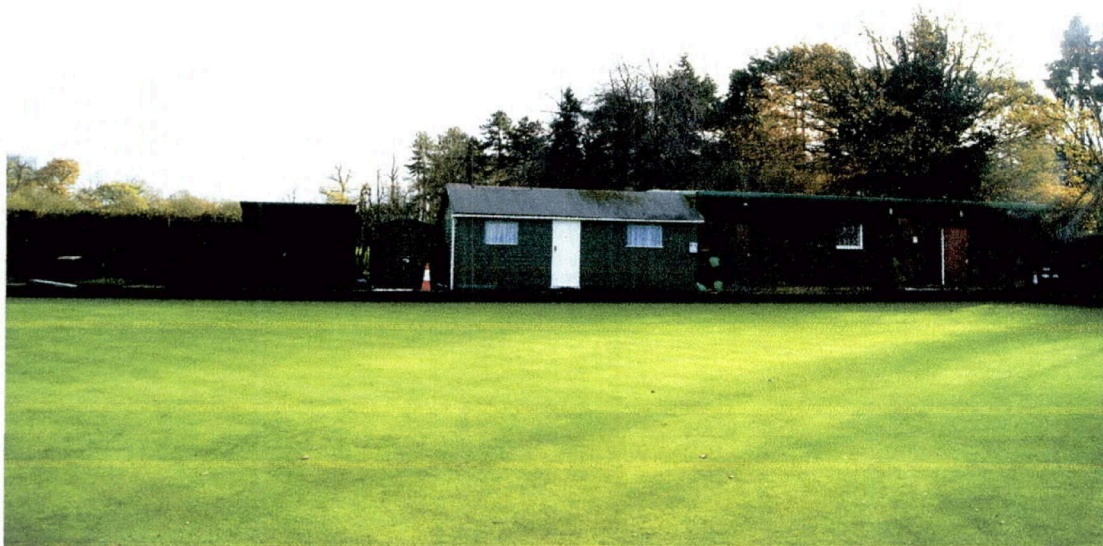


Harefield Hospital Bowls Club Portacabin External Dimensions

Issue 1.01 – 8th January 2012



Harefield Hospital Bowls Club Existing Buildings



We will replace the green shed and move the two utility sheds to the left to accommodate the two refurbished portacabins.

22 DEC 2011
PLANNING & TRAINING
GROUP



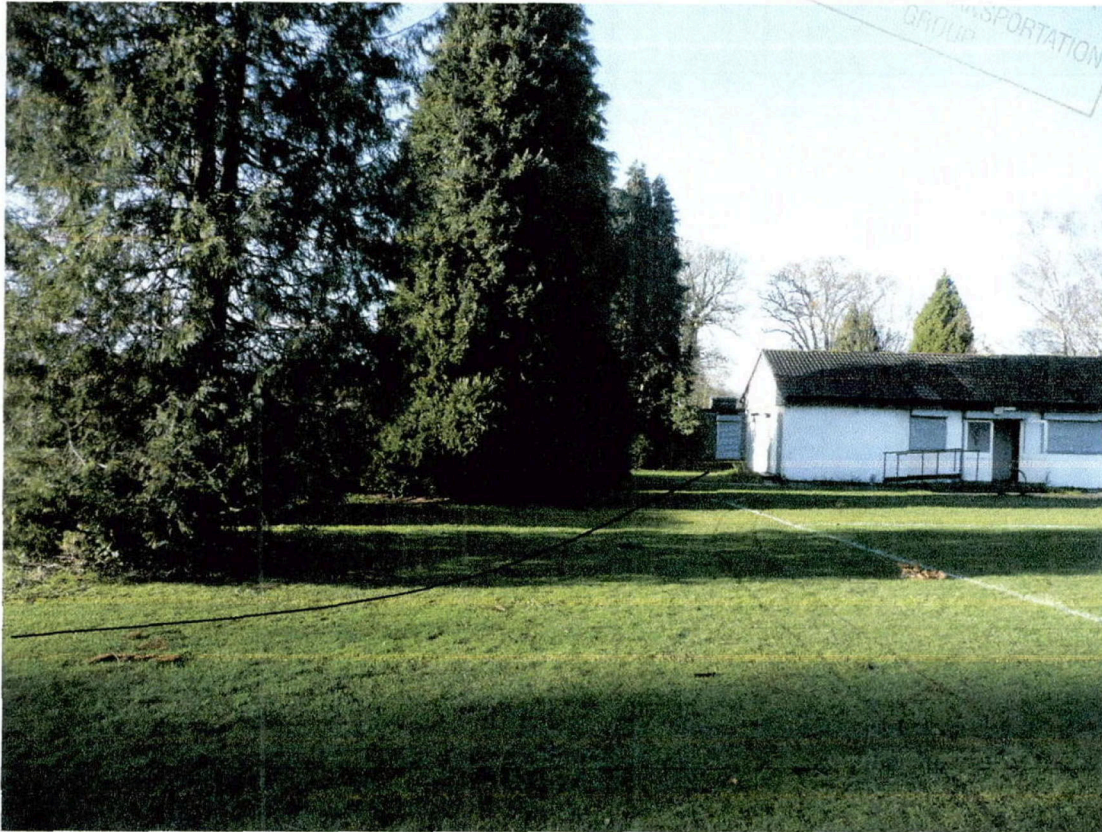
January 2012



22 DEC 2011

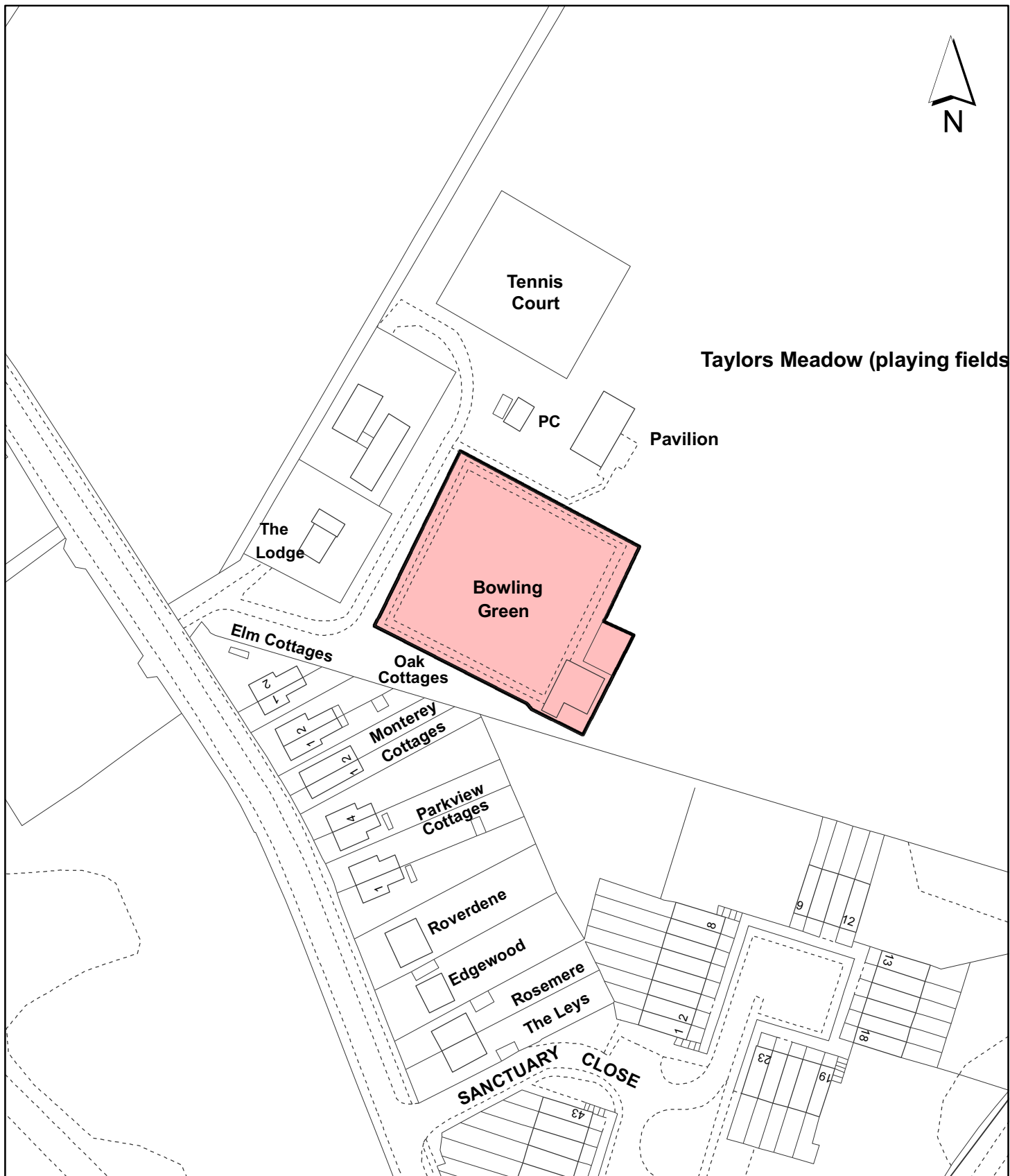
HHBC Sump and Pump connection with the Main Sewer


LAND SURVEYING
22 DEC 2011
TRANSPORTATION
GROUP



The black line indicates the line to be taken by the 2" pipe.





<p>Notes</p> <p> Site boundary</p> <p>For identification purposes only.</p> <p>This copy has been made by or with the authority of the Head of Committee Services pursuant to section 47 of the Copyright, Designs and Patents Act 1988 (the Act). Unless the Act provides a relevant exception to copyright.</p> <p>© Crown copyright and database rights 2012 Ordnance Survey 100019283</p>	<p>Site Address</p> <p align="center">Harefield Hospital Bowling Club Taylors Meadow Hill End Road, Harefield</p>		<p>LONDON BOROUGH OF HILLINGDON Planning, Environment, Education & Community Services Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p align="center">46815/APP/2011/3095</p>	<p>Scale</p> <p align="center">1:1,250</p>	
	<p>Planning Committee</p> <p align="center">North Page 142</p>	<p>Date</p> <p align="center">February 2012</p>	



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 82 CATLINS LANE PINNER

Development: Part two storey, part single storey side/rear extension with 1 rooflight involving demolition of existing garage to side

LBH Ref Nos: 63932/APP/2011/2781

Date Plans Received: 15/11/2011

Date(s) of Amendment(s):

Date Application Valid: 15/11/2011

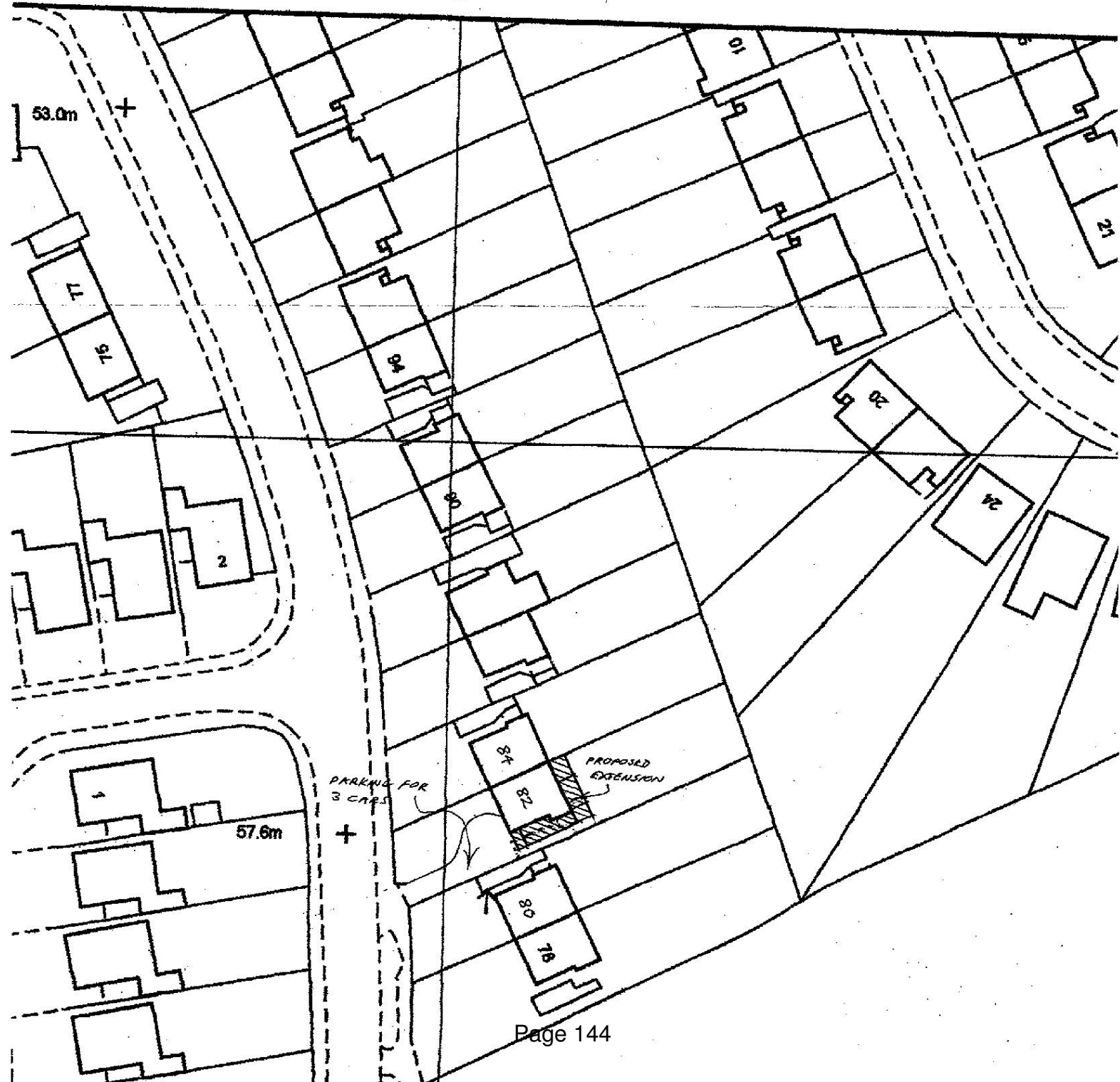


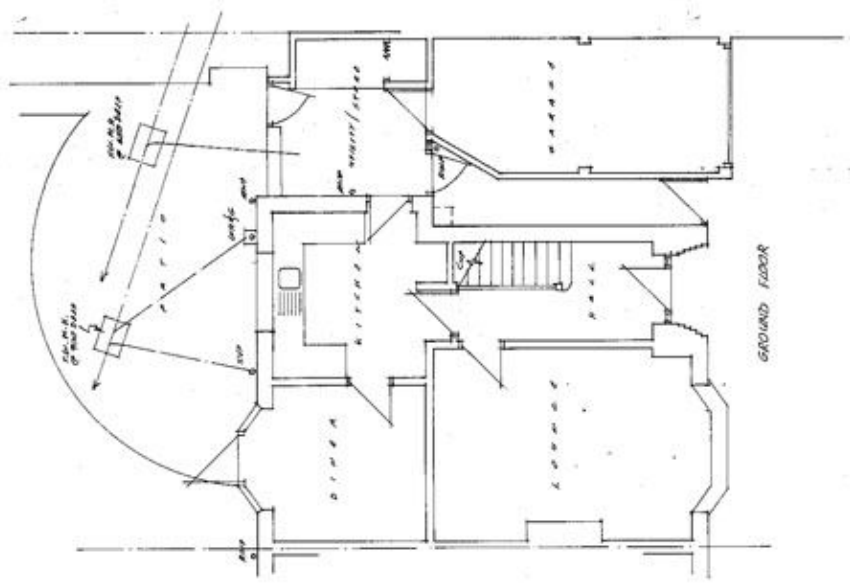
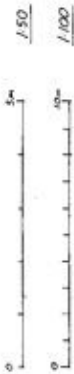
16 NOV 2011

OS

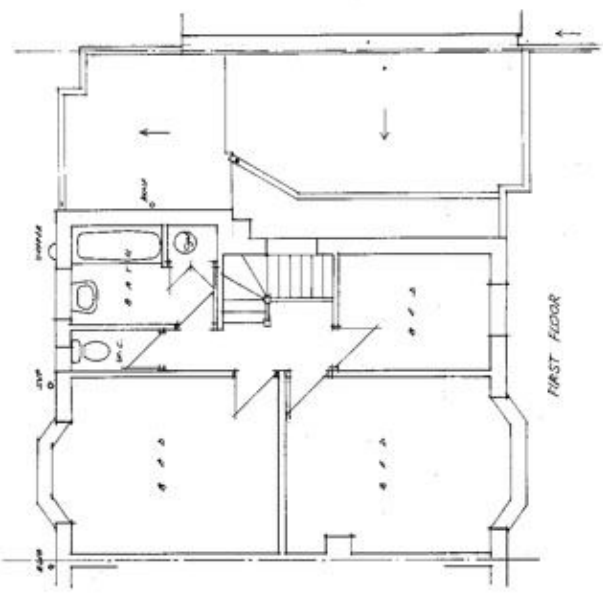
~ SITE PLAN ~ 82 CATLINS LANE, NORTHWOOD HILLS ~
~ SCALE 1:500 ~ DATE 24/10/11 ~

510900m

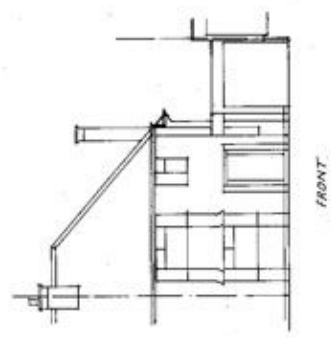




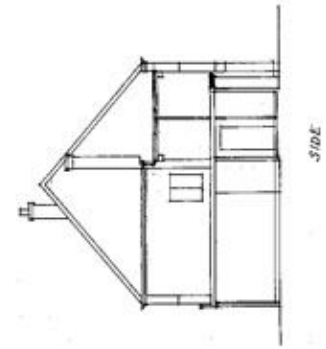
GROUND FLOOR



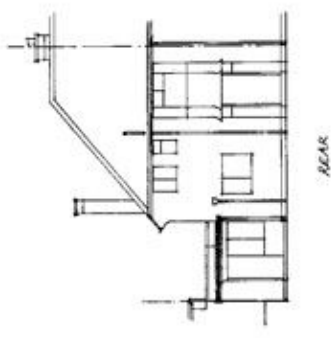
FIRST FLOOR



FRONT



SIDE



REAR

15 NOV 2011

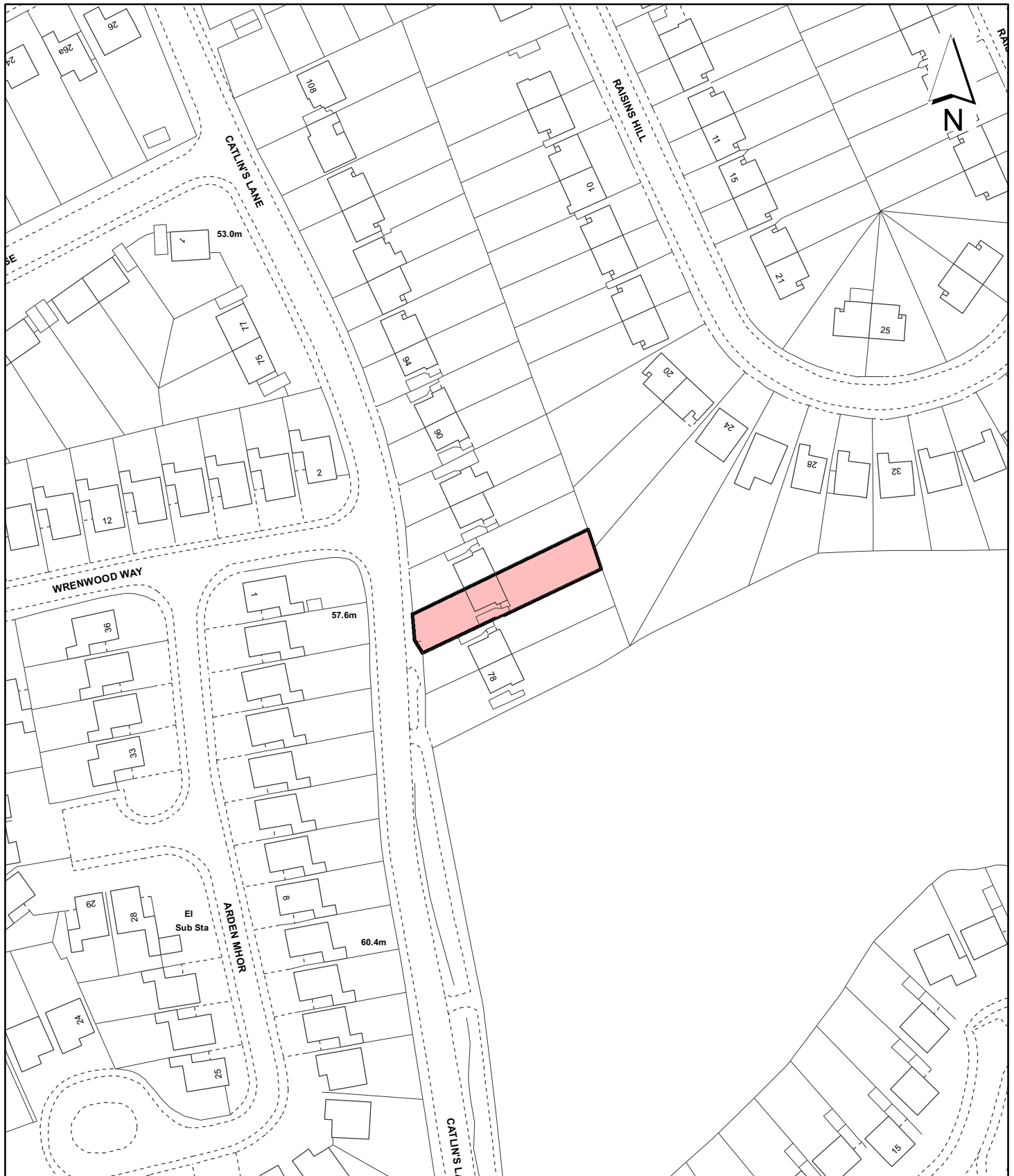
A. CURRIE ARCHITECTS

EXISTING PLANS & ELEVATIONS


AT 82 CATS LANE, NORTHWOOD HILLS

FOR MR & MRS WILBYN 11/11/11

SCALES 1:50, F100 DATE 30/11/11



Notes

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Site Address

**82 Catlins Lane
Pinner**

Planning Application Ref:

63932/APP/2011/2781

Planning Committee

North Page 147

Scale

1:1,250

Date

**January
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 89 JOEL STREET NORTHWOOD

Development: Change of use from Use Class A1 (Shops) to a disability vehicles shop (Sui Generis)

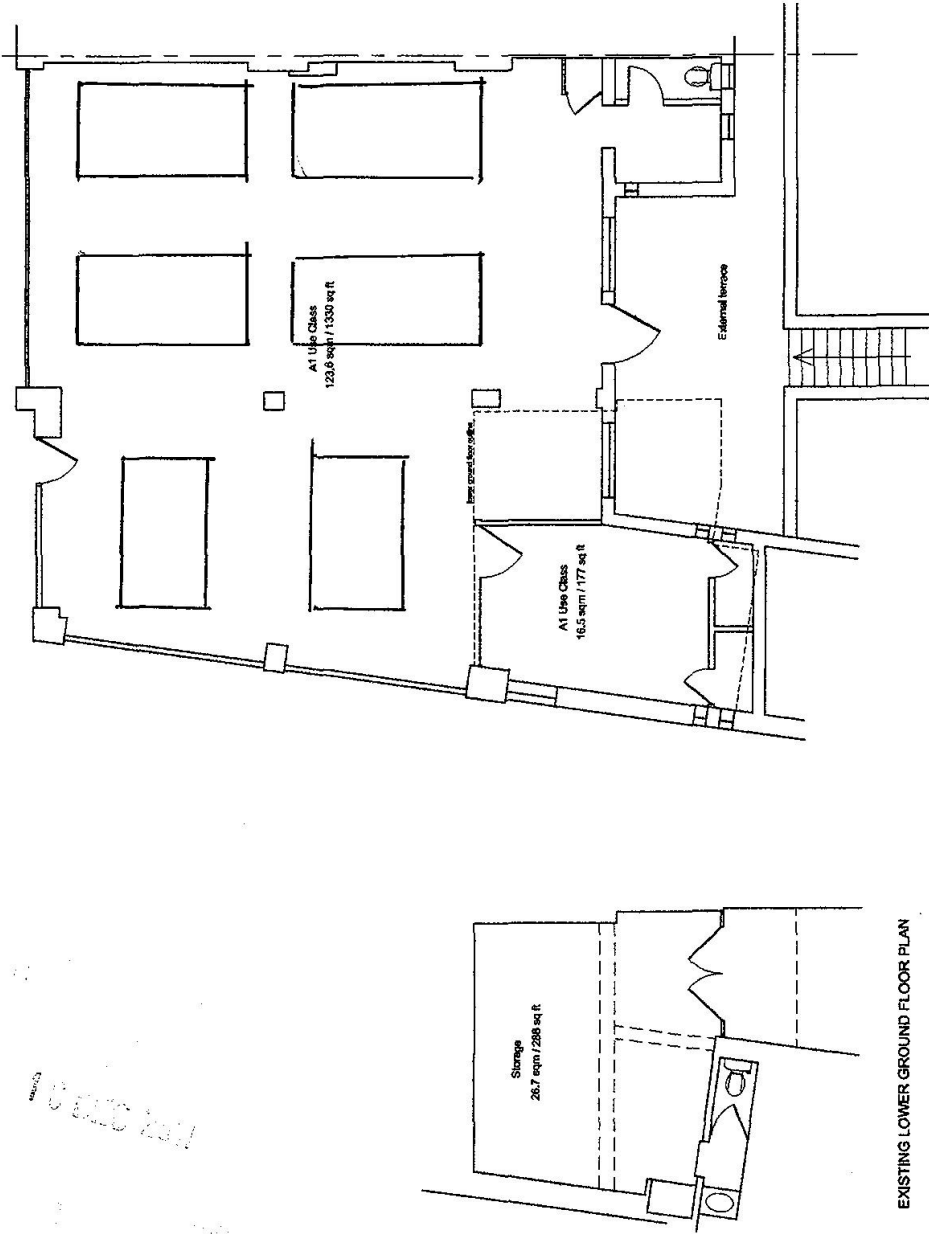
LBH Ref Nos: 45536/APP/2011/3058

Date Plans Received: 16/12/2011

Date(s) of Amendment(s):

Date Application Valid: 22/12/2011

NOT TO SCALE



EXISTING GROUND FLOOR PLAN

EXISTING LOWER GROUND FLOOR PLAN

Notes

All dimensions must be checked on site and not relied upon for construction. Any discrepancies must be reported to the Surveyor before proceeding. This drawing is to be read in conjunction with all relevant specifications.

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Revisions

A | 13.11.17 | Use class added.

CLIENT

S Lipman

JOB DESCRIPTION

89/91 Joel Street
Northwood Hills

DRAWING TITLE

EXISTING
FLOOR LAYOUTS

Scale	Date	Drawn	Checked
1:50 @ A1	NOV 10	BCC	

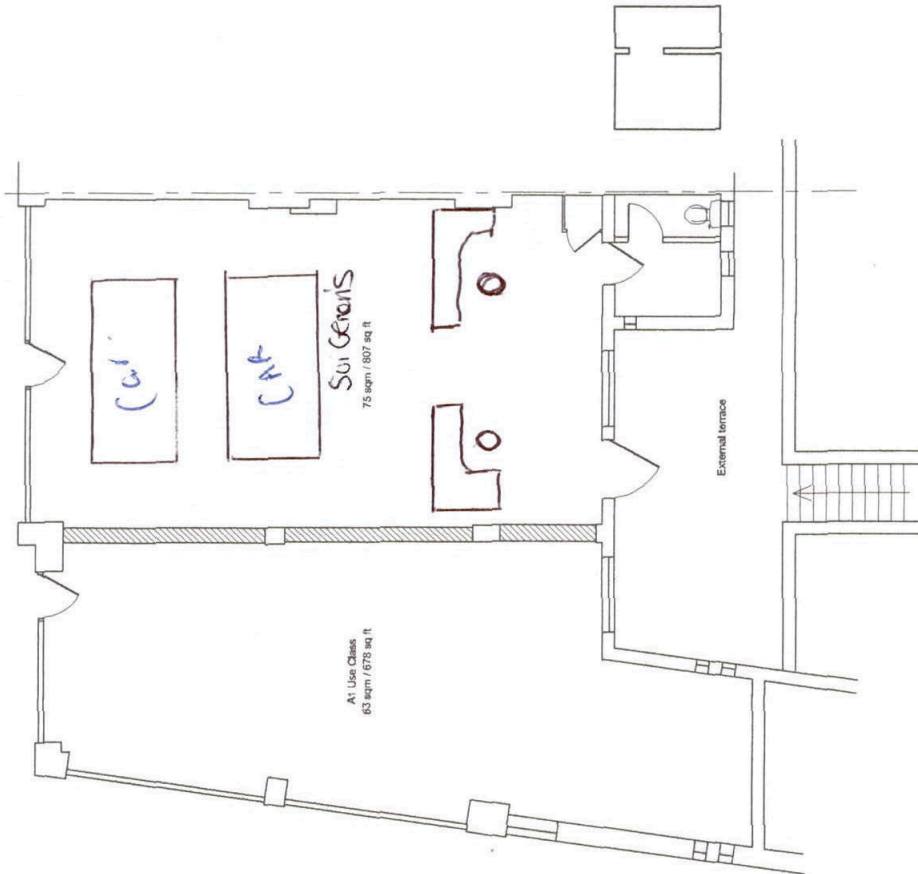


Cubic Building Surveying Limited
Prosper House, 99-101 Lutterton Road, Newark,
T: 020 8587 0033 F: 020 8587 1022
www.cubic.co.uk
info@cubic.co.uk

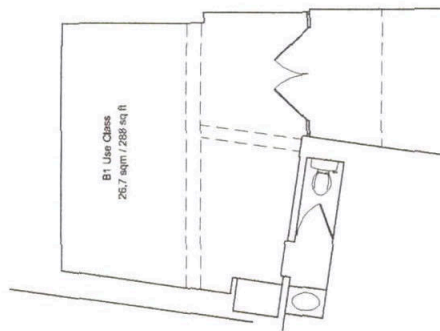
Drawing Number C12789-01 REV A

NOT TO SCALE

15 DEC 7 2010
 PLANNING DEPARTMENT



PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

Notes

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Revisions
 A | 13.11.11 | Use class added.

CLIENT
 S Lipman

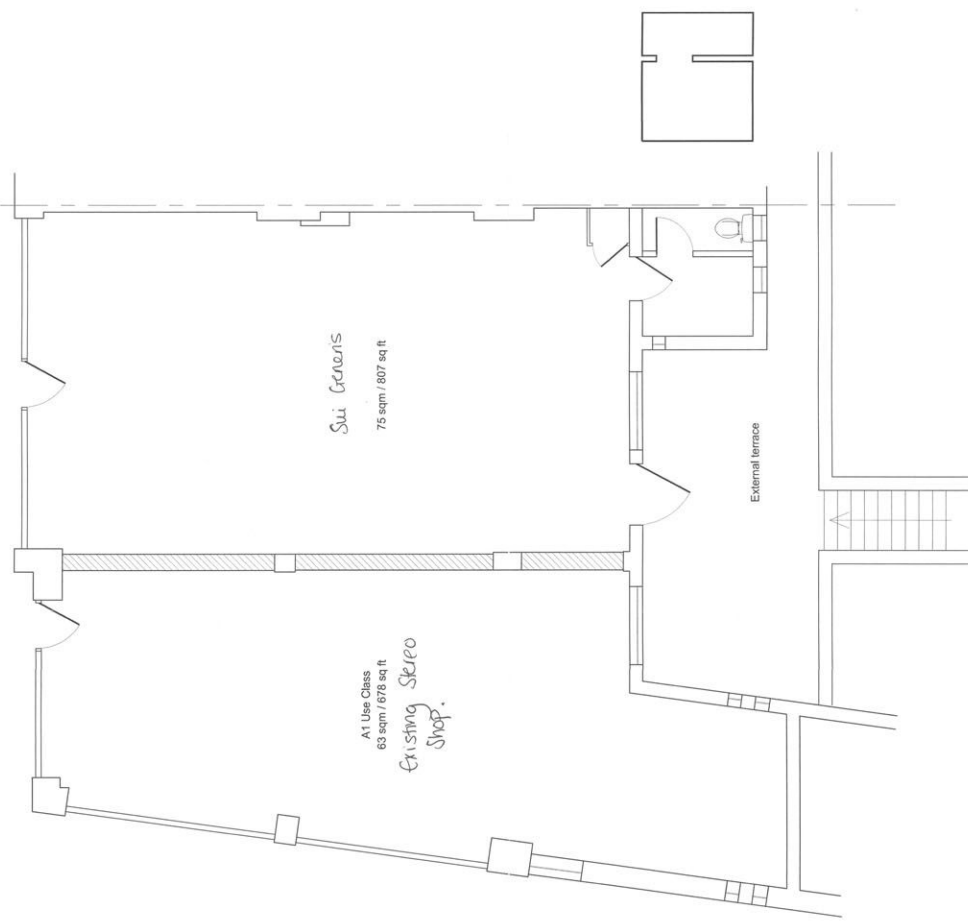
JOB DESCRIPTION
 89/91 Joel Street
 Northwood Hills

DRAWING TITLE
 PROPOSED CHANGE OF USE
 FLOOR LAYOUTS

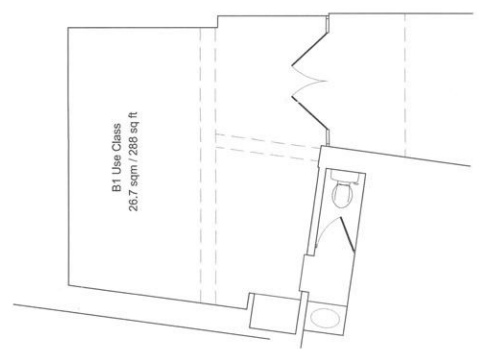
Scale	Date	Drawn	Checked
1:50 @ A1	NOV 10	SCC	

Cubic
 Cubic Building Surveying, Limited
 Prospect House, 100-102, Prospect, Belmont,
 Melbourne, VIC 3007
 T: 020 837 1003, F: 020 837 1002
 www.cubicbuilding.com.au
 info@cubicbuilding.com.au

Drawing Number
 C12739-02 REV A



PROPOSED GROUND FLOOR PLAN



PROPOSED LOWER GROUND FLOOR PLAN

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Revisions
A | 13.1.11 | Use class added.

CLIENT
S Lipman

JOB DESCRIPTION
89/91 Joel Street
Northwood Hills

DRAWING TITLE
PROPOSED CHANGE OF USE
FLOOR LAYOUTS

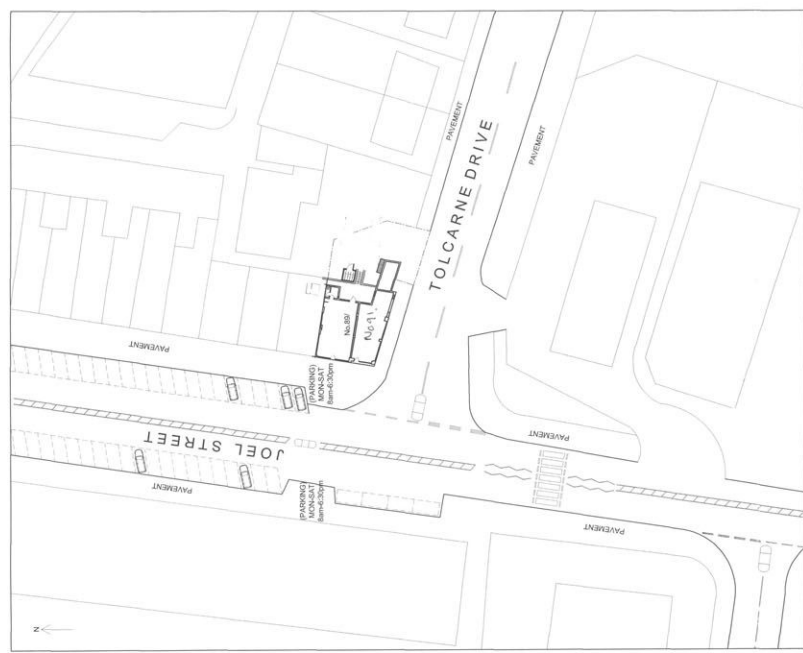
Scale | Date | Drawn | Checked
1:50 @ A1 | NOV 10 | SCC

cubic
Cubic Building Surveying Limited
Prospect House, Prospect Road, Bost, Bost, Bost,
Middlesex, TW7 5JD
T: 020 8587 1003 | F: 020 8587 1002
www.cubic.co.uk
info@cubic.co.uk

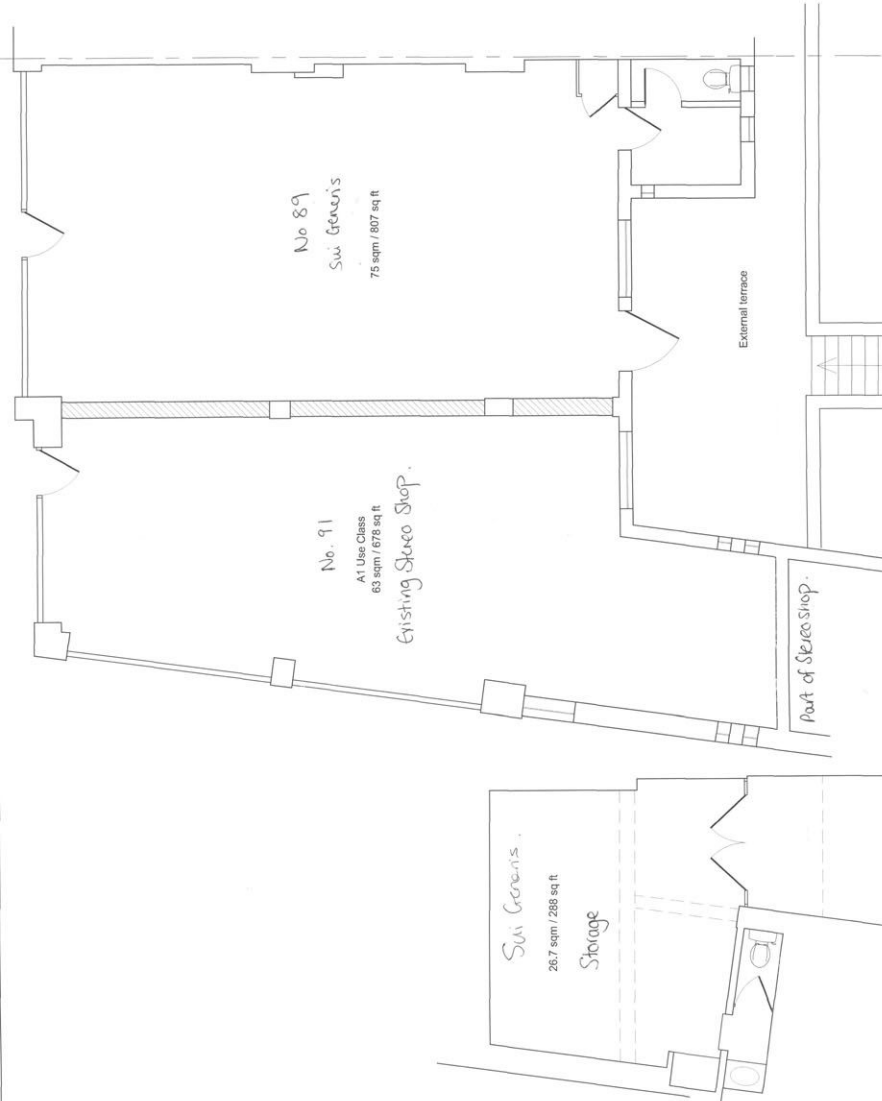
Drawing Number | C-12739-04-REV 8

Notes

<p>All dimensions must be checked on site and not scaled from this drawing. Any dimensional discrepancies discovered must be reported to the Surveyor before work commences. The Surveyor shall be responsible for the accuracy of the drawings and any omissions. The client shall be responsible for the accuracy of the information provided to the Surveyor. The Surveyor shall not be liable for any errors or omissions in the drawings or any omissions in the information provided to the Surveyor. The Surveyor shall not be responsible for any errors or omissions in the drawings or any omissions in the information provided to the Surveyor. The Surveyor shall not be responsible for any errors or omissions in the drawings or any omissions in the information provided to the Surveyor.</p>			
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<p>Revisions</p>			
<p>A. 15.04.11 Further detail added for planning officer</p>			
<p>CLIENT</p>			
<p>S Lipman</p>			
<p>JOB DESCRIPTION</p>			
<p>89/91 Joel Street Northwood Hills</p>			
<p>DRAWING TITLE</p>			
<p>PROPOSED ELEVATION AND FLOOR LAYOUTS</p>			
Scale	Date	Drawn	Checked
AS SHOWN	APR 11		BJLC SCC
<p>cubic</p>			
<p>Cubic Building Surveying Limited Project: 1102 - 89/91 Joel Street, Northwood, Middlesex, TW7 5AD T: 020 8587 1000 F: 020 8587 1002 info@cubicbs.co.uk</p>			
<p>Drawing Number</p>			<p>C12739-038</p>

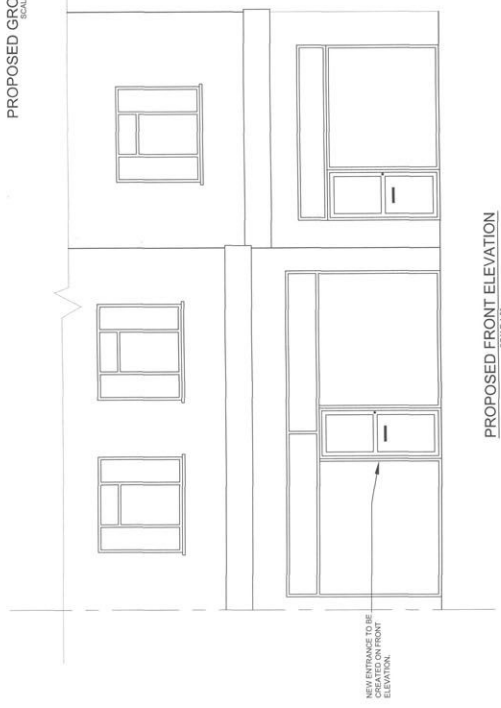


PROPOSED BLOCK PLAN
SCALE 1:500

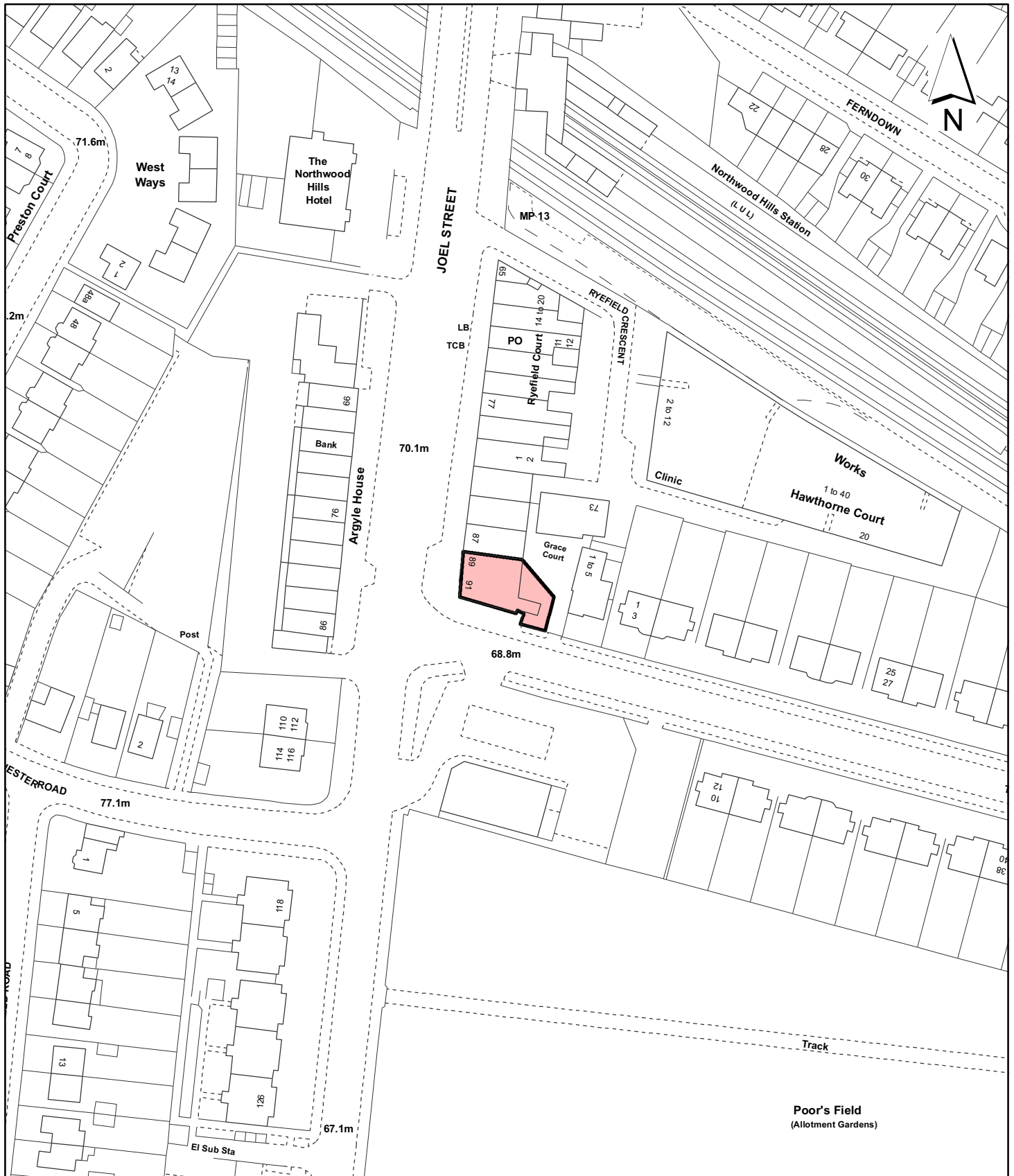


PROPOSED LOWER GROUND FLOOR PLAN
SCALE 1:50


PROPOSED GROUND FLOOR PLAN
SCALE 1:50



PROPOSED FRONT ELEVATION
SCALE 1:50



Notes

 Site boundary

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Site Address

**89 Joel Street
Northwood**

Planning Application Ref:

45536/APP/2011/3058

Planning Committee

North Page 153

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON

Report of the Head of Planning & Enforcement Services

Address 53 STANLEY ROAD NORTHWOOD
Development: Single storey side/rear extension involving demolition of existing side extension
LBH Ref Nos: 44765/APP/2011/2983

Date Plans Received: 08/12/2011 **Date(s) of Amendment(s):** 08/12/2011
Date Application Valid: 16/12/2011 03/02/2012

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Date Revisions
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RKA

Architecture - Interior Design - Project Management

THE COTTAGE
 116 ELMS LANE
 LONDON HA0 2NP

TEL : 020 8985 2924
 FAX : 020 8985 1864
 email: mail@rkadesign.co.uk

Client: MR. KAWA MAJID AMIN

Job Title
 53 STANLEY ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1RT

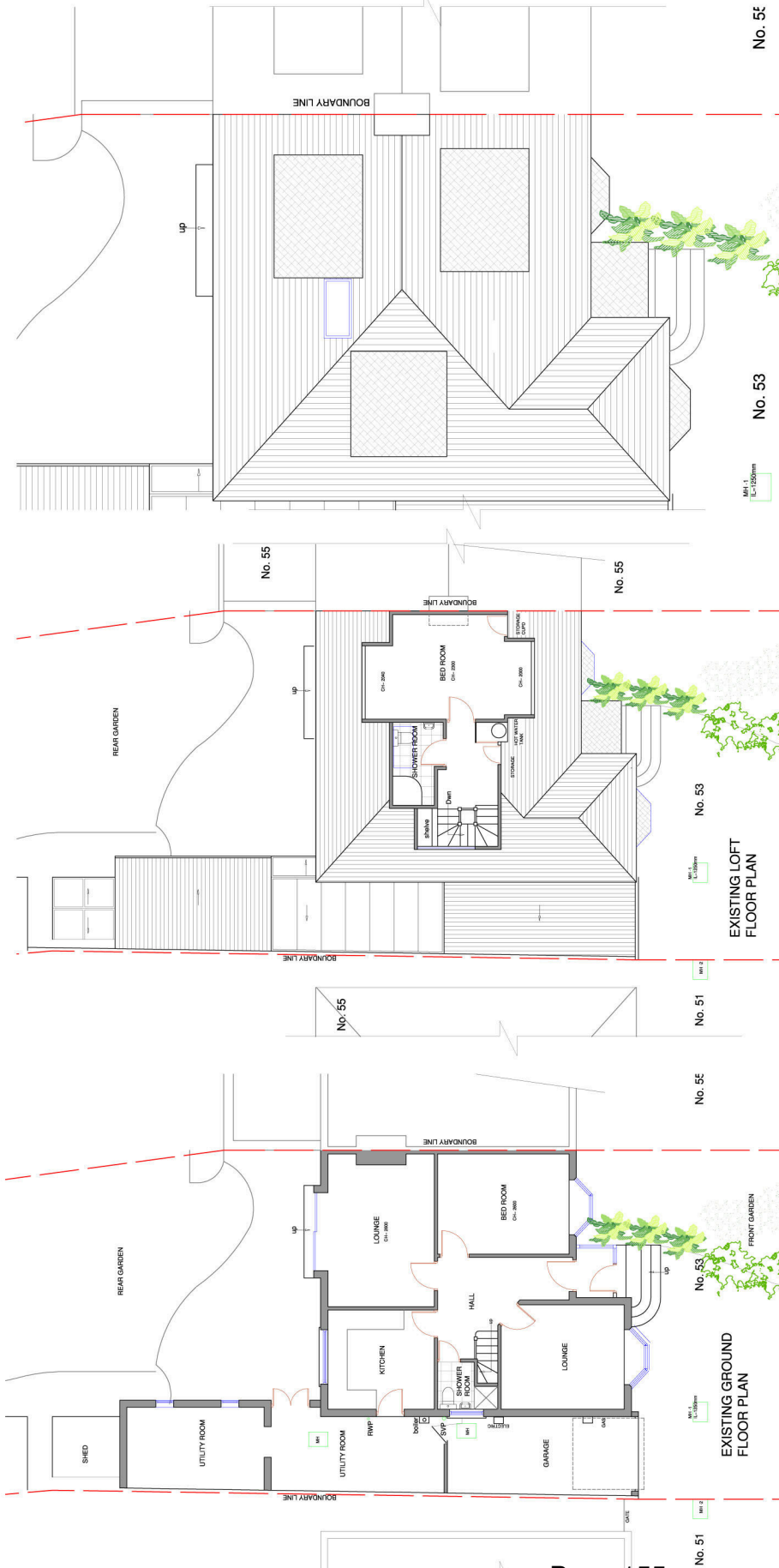
Drawing Title
 EXISTING PLANS AND
 ELEVATIONS

Scale: 1 : 100 (A3)

Date: NOVEMBER 2011

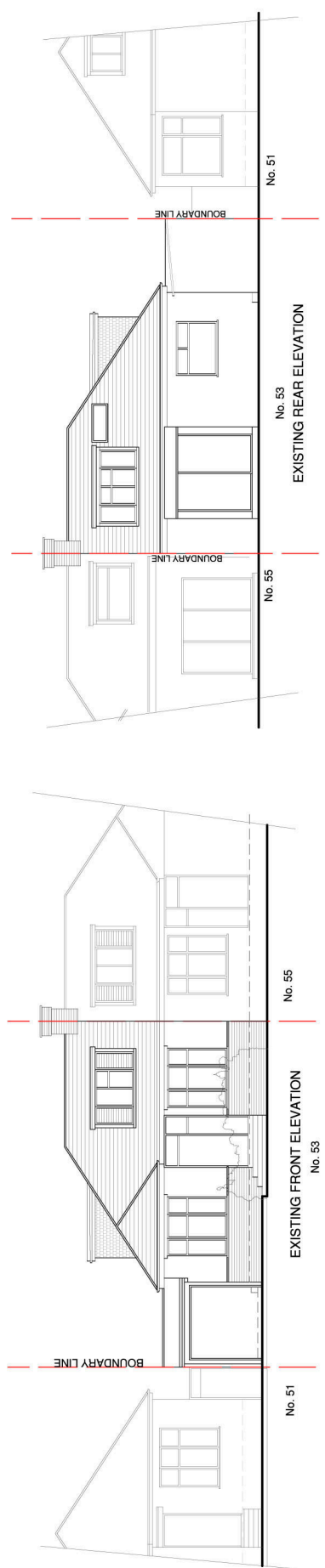
Checked by: R.S.

Rev.
 RKA / TP / 974 / 01



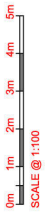
EXISTING LOFT FLOOR PLAN

EXISTING GROUND FLOOR PLAN



EXISTING FRONT ELEVATION

EXISTING REAR ELEVATION



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A	FEB. 12	REDUCED HEIGHT TO PROPOSED FINISH WITH FLAT ROOF - PROPOSED GARAGE 250MM SETBACK FROM MAIN BUILDING LINE.
Date		Revisions

RKA
 Architecture - Interior Design - Project Management
 THE COTTAGE
 116 ELMAS LANE
 LONDON HA0 2NP
 TEL: 020 8385 2824
 FAX: 020 8385 1864
 email: mail@rkadesign.co.uk

Client: MR. KAWA MAJID AMIN

Job Title
 53 STANLEY ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1RT

Drawing Title
 PROPOSED PLANS, ELEVATIONS
 AND SECTION

Scale: 1:100 (A3)
 Date: NOVEMBER 2011
 Checked by: R.S.
 Drawn by: R.S.

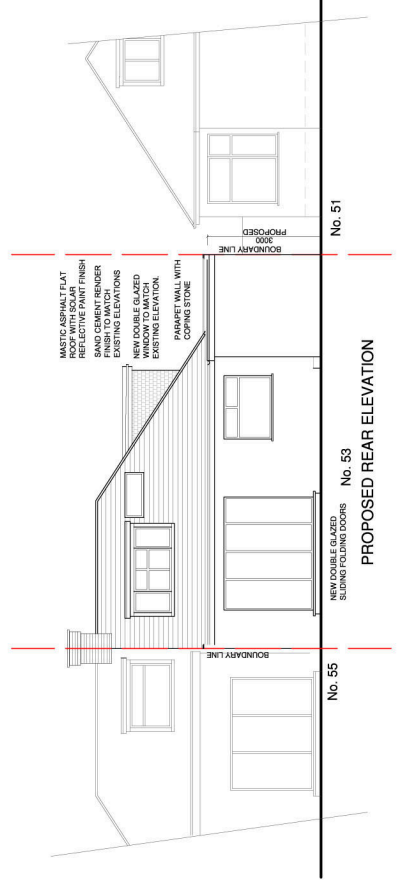
Rev.	A
Dir No.	RK/TP/974/02



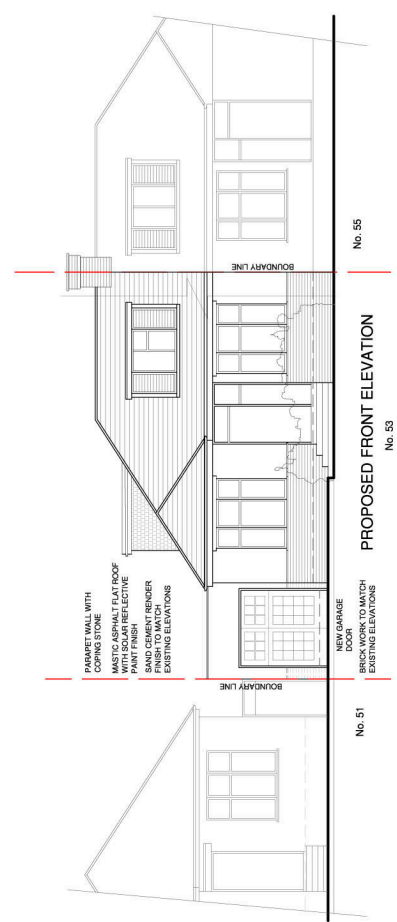
PROPOSED ROOF PLAN



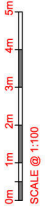
PROPOSED GROUND FLOOR PLAN



PROPOSED REAR ELEVATION



PROPOSED FRONT ELEVATION



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Date	Revisions

RKA
 Architecture - Interior Design - Project Management
 THE COTTAGE
 116 ELMS LANE
 LONDON HA0 2NP
 TEL : 020 8965 2824
 FAX : 020 8965 1864
 email: mal@rkadesign.co.uk

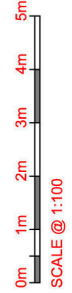
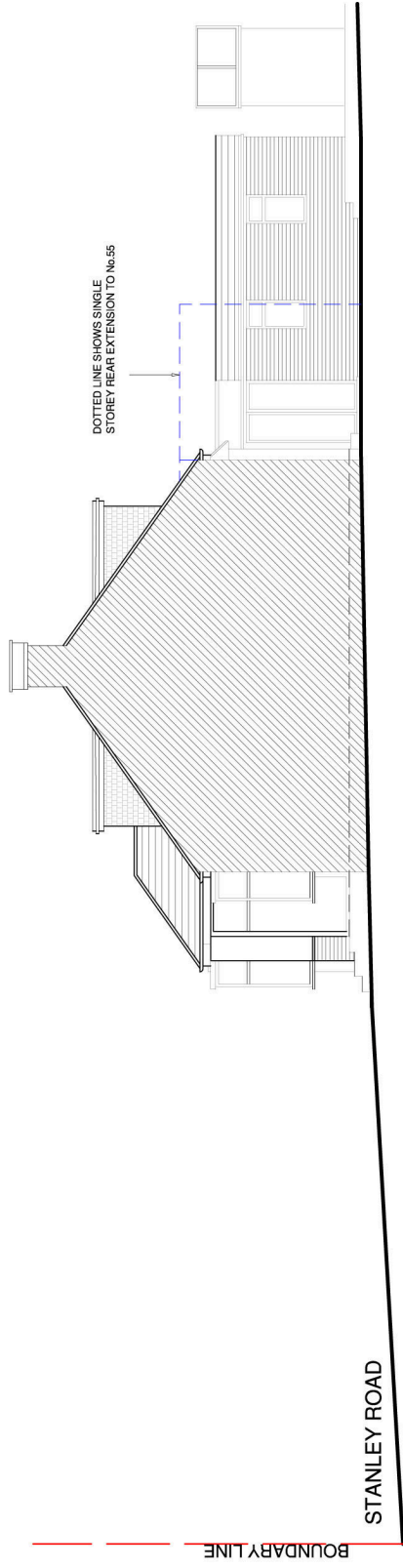
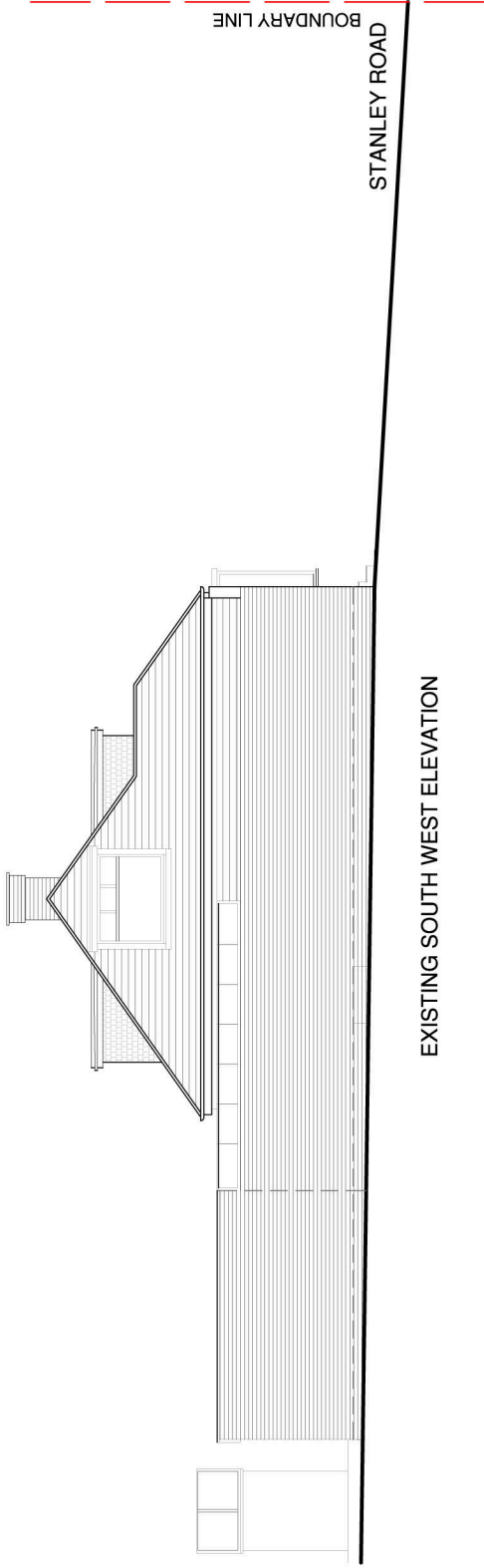
Client: MR. KAWA MAJID AMIN

Job Title
 53 STANLEY ROAD
 UCHTWOOD
 MIDDLESEX
 HA6 1RH

Drawing Title
 EXISTING SIDE
 ELEVATIONS

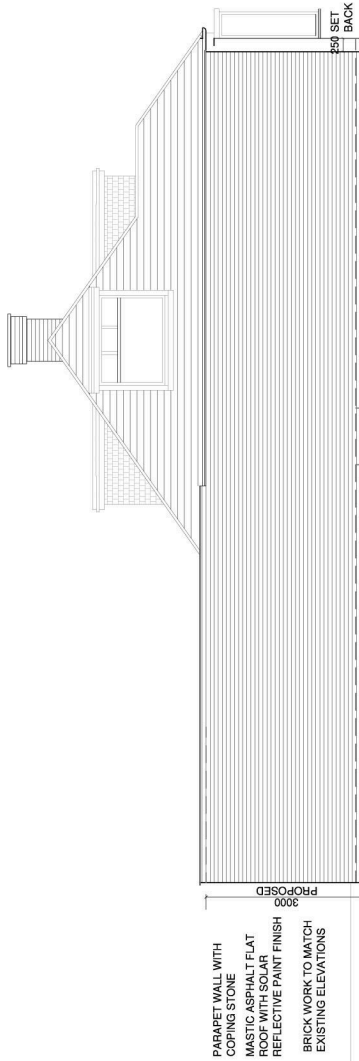
Scale: 1 : 100 (A3)
 Date: DECEMBER 2011
 Checked by: R.S.

Dwg No. RK / TP / 074 / 03
 Rev.



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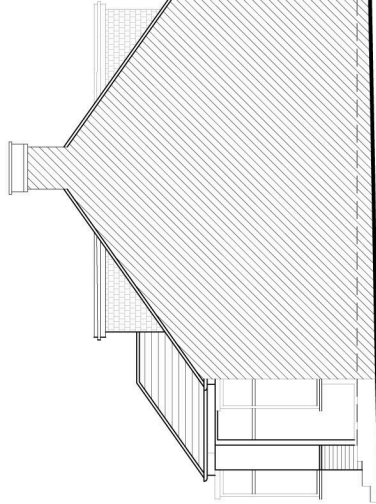
PARAPET WALL WITH COPING STONE
 MASTIC ASPHALT FLAT ROOF WITH SOLAR REFLECTIVE PAINT FINISH
 BRICK WORK TO MATCH EXISTING ELEVATIONS

PROPOSED
 3000

STANLEY ROAD

PROPOSED SOUTH WEST ELEVATION

existing building line

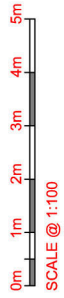


MASTIC ASPHALT FLAT ROOF WITH SOLAR REFLECTIVE PAINT FINISH
 BRICK WORK TO MATCH EXISTING ELEVATIONS
 NEW DOUBLE GLAZED UP AND DOWN TO MATCH EXISTING ELEVATION.

PROPOSED
 3000

STANLEY ROAD

PROPOSED NORTH EAST ELEVATION



Date	Revisions
B FEB. 12	- REDUCED HEIGHT TO PROPOSED EXTENSION WITH FLAT ROOF. - PROPOSED GARAGE 250MM SETBACK FROM MAIN BUILDING LINE.
A DEC. 11	PLANNING AMENDMENTS & SIDE ELEVATION ADDED.

RKA Architecture - Interior Design - Project Management
 THE COTTAGE
 116 ELMS LANE
 LONDON HA0 2NP
 TEL - 020 8985 2824
 FAX - 020 8985 1864
 email: mal@rkadesign.co.uk

Client: MR. KAWA MAJID AMIN

Job Title
 53 STANLEY ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1RH

Drawing Title
 PROPOSED SIDE ELEVATIONS

Scale: 1 : 100 (A3)
 Date: DECEMBER 2011
 Checked by: R.S.

Dwg No. RK / TP / 074 / 04
 Rev. B



FRONT ELEVATION NO. 51



REAR ELEVATION NO. 55

Dwg No.	RK/TP/974/05	Rev.	
Checked by:	RS	Drawn by:	RS
Date:	FEBRUARY 2012		
Scale:	1 : 100 (A3)		

Drawing Title
 PHOTOGRAPHS

Job Title
 53 STANLEY ROAD
 NORTHWOOD
 MIDDLESEX
 HA6 1HH

Client: MR. KAWA MAJID AMIN

TEL: 020 8385 2824
 FAX: 020 8385 1884
 email: mail@rka.co.uk

RKA
 Architecture - Interior Design - Project Management

116 ELMS LANE
 LONDON HA9 2HP

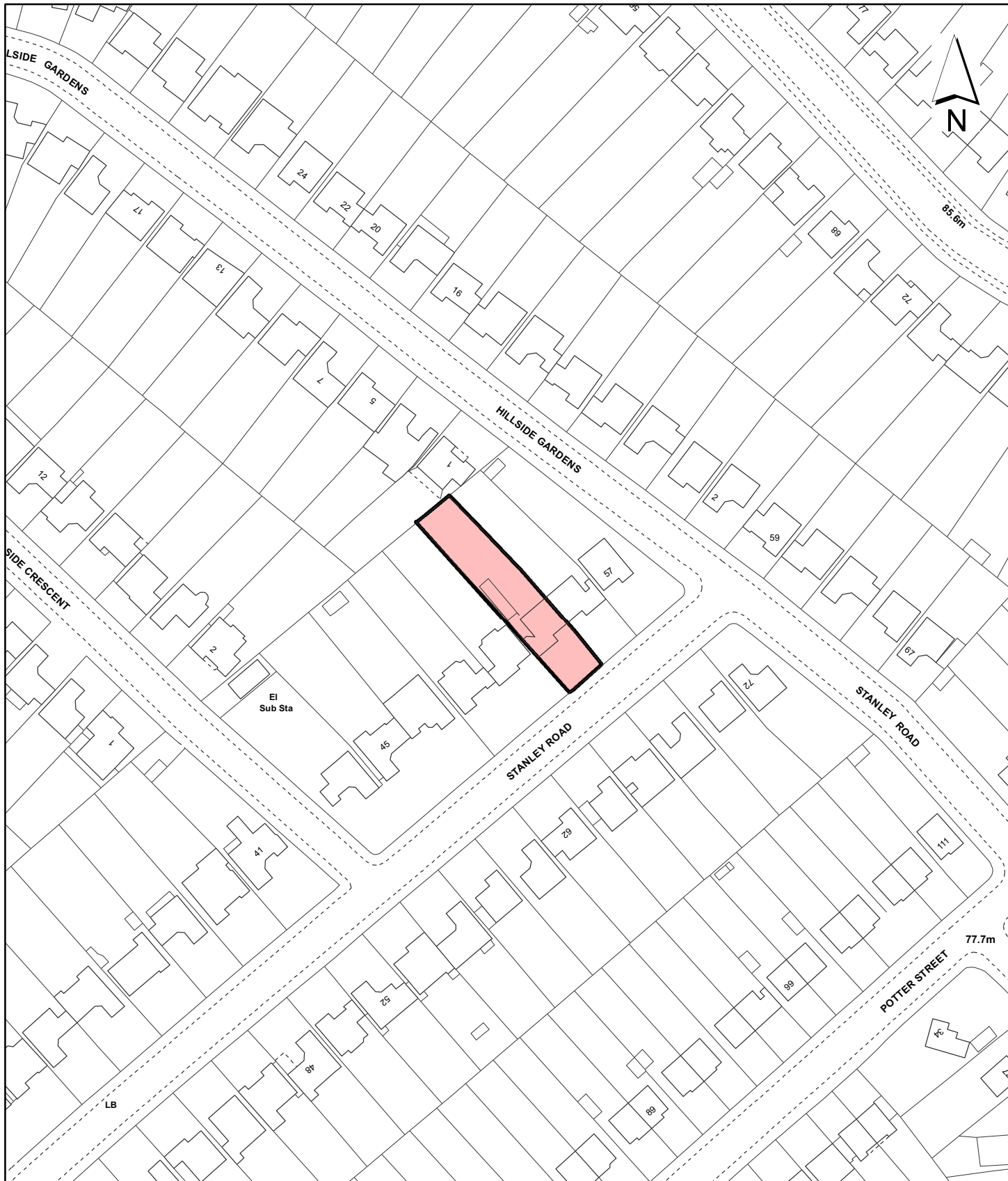
Date	Revisions

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Site Address

**53 Stanley Road
Northwood**

Planning Application Ref:

44765/APP/2011/2983

Planning Committee

North Page 160

Scale

1:1,250

Date

**February
2012**

**LONDON BOROUGH
OF HILLINGDON**
Planning,
Environment, Education
& Community Services

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



HILLINGDON
LONDON



HILLINGDON LONDON

Meeting:	North Planning Committee		
Date:	13 March 2012	Time:	7.00pm
Place:	Committee Room 5, Civic Centre, Uxbridge		

ADDENDUM SHEET

Item: 7	Page: 23	Location: Land Forming Part of 111 Parkfield Crescent	
Amendments/Additional Information:		Officer Comments	
Amend section 1.1 by replacing the number '101' with '111'		For accuracy	

Item: 8	Page: 35	Location: 206 Field End Road	
Amendments/Additional Information:		Officer Comments	
Withdrawn			

Item: 9	Page: 47	Location: Harefield Hospital Bowling Club	
Amendments/Additional Information:		Officer Comments	
Delete condition 1		The consent is for a temporary period as such the time limit for starting development is not necessary.	
Amend condition 2 by replacing '3 years' with '5 years'		To ensure sufficient time is allowed to ensure the viability of the development.	

Item: 10	Page: 59	Location: 82 Catlins Lane	
Amendments/Additional Information:		Officer Comments	
Amend 2 nd paragraph of section 1.1 of the report by replacing the word 'appears' with the word 'are'		To remove ambiguity	

Item: 11	Page: 69	Location: 89 Joel Street	
Amendments/Additional Information:		Officer Comments	
Amend condition 3 by replacing the word 'sue' with the word 'use'		For clarity	

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