



HILLINGDON
LONDON



North Planning Committee

Date: WEDNESDAY, 30
OCTOBER 2013

Time: 7.30 PM OR ON THE
RISING OF THE MAJOR
APPLICATIONS
COMMITTEE

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)
John Morgan (Vice-Chairman)
David Allam (Labour Lead)
Raymond Graham
Michael Markham
Carol Melvin
David Yarrow
Robin Sansarpuri

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This Agenda is available online at:

<http://modgov.hillingdon.gov.uk/ieListDocuments.aspx?CId=116&MId=1710&Ver=4>

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INVESTOR IN PEOPLE

Useful information for residents and visitors

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Petitions and Councillors

Petitions - Those who have organised a petition of 20 or more borough residents can speak at a Planning Committee in support of or against an application. 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 meeting held on 8 October 2013
- 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.

	Address	Ward	Description & Recommendation	Page
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Non Major Applications with a Petition

	Address	Ward	Description & Recommendation	Page
6	6 Linksway, Northwood 5380/APP/2013/2046	Northwood	Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling. Recommendation: Refusal	5 - 20
7	15 Nicholas Way, Northwood 16824/APP/2013/3220	Northwood	Two storey 5 bed detached dwelling, involving demolition of existing dwelling. Recommendation: Approval subject to S106 Agreement	21 - 42

8	Land forming part of Oakhurst, Northgate, Northwood 67012/APP/2013/2040	Northwood	S73 Minor Material Amendment application, seeking amendments to approved plans (siting and height) under condition 2 of planning permission ref: 67012/APP/2011/2712 (Appeal ref: APP/R5510/A/12/2175907 dated 14 November 2012) (Erection of two storey 5 bedroom, detached dwelling). Recommendation: Approval subject to S106 Agreement	43 - 58
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Non Major Applications without a Petition

	Address	Ward	Description & Recommendation	Page
9	Eastcote House Gardens, High Road, Eastcote 23846/APP/2013/2400	Eastcote & East Ruislip	Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent). Recommendation: Approval	59 - 68
10	Eastcote House Gardens, High Road, Eastcote 23846/APP/2013/2401	Northwood	Full planning permission for refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works. Recommendation: Approval	69 - 92

11	Park Farm, Ducks Hill Road, Northwood 272/APP/2013/1836	Northwood	Change of use from use class B1 (Office) to use class C3 (Residential) and two storey side extension to create 2 x 1-bed and 2 x 2-bed residential units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use. Recommendation: Refusal	93 - 106
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12 Any Items Transferred from Part 1

13 Any Other Business in Part 2



Minutes

NORTH PLANNING COMMITTEE

8 October 2013

**Meeting held at Committee Room 5 - Civic Centre,
High Street, Uxbridge UB8 1UW**

	<p>Committee Members Present: Councillors Eddie Lavery (Chairman) John Morgan (Vice-Chairman) Raymond Graham Michael Markham Carol Melvin David Yarrow David Allam (Labour Lead) Robin Sansarpuri</p> <p>LBH Officers Present: James Rodger, Head of Planning, Green Spaces and Culture Matthew Duigan, Planning Service Manager Syed Shah, Highway Engineer Nicole Cameron, Legal Advisor Danielle Watson, Democratic Services Officer</p>
89.	<p>APOLOGIES FOR ABSENCE (<i>Agenda Item 1</i>)</p> <p>There were no apologies for absence.</p>
90.	<p>DECLARATIONS OF INTEREST IN MATTERS COMING BEFORE THIS MEETING (<i>Agenda Item 2</i>)</p> <p>None.</p>
91.	<p>TO SIGN AND RECEIVE THE MINUTES OF THE PREVIOUS MEETINGS HELD ON 28 AUGUST AND 17 SEPTEMBER 2013 (<i>Agenda Item 3</i>)</p> <p>The minutes of the meetings held on 28 August and 17 September 2013 were agreed as an accurate record.</p>
92.	<p>MATTERS THAT HAVE BEEN NOTIFIED IN ADVANCE OR URGENT (<i>Agenda Item 4</i>)</p> <p>None.</p>
93.	<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>It was confirmed that all items would be considered in Part 1 public.</p>
94.	<p>39 COPSE WOOD WAY, NORTHWOOD - 11007/APP/2013/1490 (<i>Agenda Item 6</i>)</p>

Two storey, 5- bedroom detached dwelling to include habitable roofspace, with associated parking and amenity space involving demolition of existing detached dwelling.

Officers introduced the report and outlined details of the application.

The application was a resubmission of a previous application that was refused earlier in 2013. Officers informed the Committee that during the course of the application process, the applicant had submitted an appeal on the grounds of non-determination.

In accordance with the Council's constitution a representative of the petition received in objection of the proposals was invited to address the meeting, however, the Chairman informed the Committee that the lead petitioner had sent an email reiterating the strong opposition from residents of the Copse Wood Estate and had decided not to speak given the content of the report.

The agent raised the following points:

- Had addressed previous concerns raised.
- The proposals would not affect any protected trees.
- Appeal is justified due to the 2 month delay to bring the application to Committee.
- Had liaised with planning officers on the best way forward.
- Hoped the Committee had noted the improvements made to the plans.

Members discussed the item and stated the footprint was larger than others on Copse Wood Estate. Members discussed the boundary distance with the neighbouring property and agreed the scale and bulk of the building was larger than neighbouring properties.

Members requested that officers review procedures to ensure that applications are not brought to appeal for non determination.

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

An appeal against non-determination had been submitted by the applicant. As such the Council no longer had Authority to determine the application.

It was therefore recommended, that the Planning Inspectorate be advised that had an appeal not been submitted the Local Planning Authority would have refused the application for the reasons set out in the officer's report.

Resolved – That the application be refused.

95. **WALDERTON, NORTHGATE, NORTHWOOD - 47749/APP/2013/153** (*Agenda Item 7*)

Two storey, 6-bed, detached dwelling with habitable roofspace and associated parking and amenity space, involving demolition of existing dwelling.

Officers introduced the report and referred members to the addendum sheet that had been circulated.

	<p>Officers explained that this item had been deferred from a previous meeting on 25 June 2013. The applicant had previously stated that other properties within its local proximity had crown roofs which were approved. Officers visited the site in question and noted that the Walderton application does differ to others within the area.</p> <p>In accordance with the Council's constitution a representative of the petition received in support of the proposals was invited to address the meeting. The following points were raised:</p> <ul style="list-style-type: none"> • Planning permission had previously been granted, the only change made was the design of the crown roof. • The crown roof would be hidden from the street view. • The street scene would not be changed. • Other properties in the area had roof lights. • Oakhurst was not a listed building and has been given permission to demolish and rebuild a property. <p>Members discussed the application in further detail. Members concurred with the comments made by the Urban Design and Conservation Officer in the officers' report.</p> <p>Members questioned how the bulk and scale had changed when the petitioner had stated otherwise. Officers informed the Committee that previously application approved was a 4 bedroom property which had now changed to 6 bedrooms, two of which would be situated on the 3rd floor which was proposed to be the roof.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused.</p>
96.	<p>8 WINDMILL HILL, RUISLIP - 68915/APP/2013/1994 (<i>Agenda Item 8</i>)</p> <p>Roof extension.</p> <p>Officers introduced the report and referred members to the addendum sheet that had been circulated.</p> <p>Officers informed the Committee that the applicant had submitted amended plans detailing dimensions of the pre-existing and existing roof.</p> <p>The recommendation for refusal was moved, seconded and on being put to the vote was unanimously agreed.</p> <p>Resolved - That the application be refused.</p>
	<p>The meeting, which commenced at 6.00 pm, closed at 6.45 pm.</p>

These are the minutes of the above meeting. For more information on any of the resolutions please contact Danielle Watson on 01895 277488. Circulation of these minutes is to Councillors, Officers, the Press and Members of the Public.

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Report of the Head of Planning, Sport and Green Spaces

Address 6 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling

LBH Ref Nos: 5380/APP/2013/2046

Drawing Nos: Code for Sustainable Homes Pre-Assessment
ASW/SK/013/17/2013
Design and Access Statement
GHA/DS/17760:13
Tree Protection Plan
Tree Constraints Plan
5243 Drawing 01
1174/P/1
1174/P/2
1174/P/3
1174/P/4
1174/P/5
1174/P/6
1174/P/7
1174/P/8

Date Plans Received: 19/07/2013 **Date(s) of Amendment(s):**

Date Application Valid: 22/07/2013

1. **SUMMARY**

This application seeks planning permission to demolish the existing detached two-storey house and erect a replacement and larger detached two storey house with 6 bedroom and erected front entrance gates and railings.

The scheme would be detrimental to the visual amenities of the streetscene and the wider Copsewood Estate Local Area of Special Character by virtue of its design, siting, size and overall bulk; the scheme would not provide an adequate standard of accommodation for future occupiers due to overshadowing of the proposed building by protected trees; the scheme has not provided adequate information to demonstrate that trees covered by a protection order would be protected during construction and once the scheme is implemented; and the applicant has failed to provide sufficient contributions to mitigate the impact on Education in the borough. Therefore, it is recommended that the application be refused.

2. **RECOMMENDATION**

REFUSAL for the following reasons:

1 NON2 **Non Standard reason for refusal**

The proposed house, by reason of its size, scale, bulk, siting, design and appearance would result in an overdevelopment of the site that would fail to satisfactorily integrate into the streetscene and the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon

Local Plan: Part One - Strategic Policies (November 2012) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposed development by reason of its design in respect of its architectural style, detailing would result in an incongruous and intrusive form of development that would be detrimental to the character, appearance and the visual amenities of the street scene and the wider Copsewood Estate Area of Special Local Character. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policies 3.5 and 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Layouts.

3 NON2 Non Standard reason for refusal

The proposed metal gates and railings, would by reason of their height and location on the front boundary would result in an overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the street scene and the wider Copsewood Estate Area of Special Local Character. Therefore the proposal would be contrary to policies BE5, BE13 and BE19 of the of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

4 NON2 Non Standard reason for refusal

It has not been sufficiently demonstrated that the development could be undertaken with adequate provision for the protection and long-term retention of the trees (including protected trees) within the vicinity of the site, all of which contribute to the streetscene and the character of the Copsewood Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

5 NON2 Non Standard reason for refusal

The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

6 NON2 Non Standard reason for refusal

The proposal would provide habitable rooms with inadequate natural lighting, by virtue of the relationship between the new house and proximity to protected trees thus providing an unsatisfactory living environment for future occupiers. The proposal would therefore give rise to a substandard form of living accommodation for future occupiers contrary to Policies BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and the Council's Design Guide 'Residential Layouts'.

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) as incorporated into the Hillingdon Local Plan (2012) 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.
BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted July 2006
LPP 3.18	(2011) Education Facilities
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

3 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site comprises a 37 metres wide plot with a two-storey detached house,

located on the western side of Linksway and two dwellings south of the junction with Copse Wood Way. This is an attractive house, set at an angle away from the highway behind a dense screen of trees. The property is finished in brickwork at ground floor level and white render at first floor. The ground floor has a front projection finished in brick with a flat roof and houses the main entrance which comprises a large timber door. The property is screened on all four sides by dense mature trees and shrubs.

The dwelling is set within a 2,000 square metre plot and has a sizeable garden to the rear of the existing dwelling, which provides the private amenity space for the occupiers of the dwelling.

Directly north of the site is No.4 Linksway and south of the site is No.8 Linksway. The rear of the site backs on to Nos. 5 and 7 Copsewood Way.

The site forms part of Copsewood Estate Area of Special Local Character as set out within the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and is also covered by Tree Preservation Order 391.

3.2 Proposed Scheme

The application seeks planning permission for the erection of a large 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover, fence and gate to front, involving the demolition of existing dwelling and outbuildings. The building would measure 10.12m high and 29.5m wide and 16m deep. The property would be located 3.97m away from the southern boundary of the site and 4.68m away from the northern boundary. The property would also be set back 14.25m from the front boundary line of the site at its nearest point.

The proposed building would be laid out over three stories with a large columned front porch and double entrance doors. A series of pitched roofs are proposed, some of which are sunken behind a parapet wall (although no roof plans have been provided). Two main front projecting wings are proposed, together with front and rear large columned balcony areas. A central core window is provided on the first floor front elevation, above which is a glazed roof lantern. Two dormers are proposed on the rear elevation. A single window is provided on the first floor side elevation which would be obscurely glazed.

On the ground floor front elevation, fenestration would comprise large double entrance doors with attached elongated windows either side and 6 arched windows, together with double garage doors. On the first floor 8 x sash windows are proposed with a triple paned central core of elongated windows. A dormer window is proposed on the front roof slope with a glazed roof lantern above. A chimney is proposed either side of the property.

The private amenity space would measure 826 square metres to the rear of the building.

The proposal would provide accommodation on three floors. The ground floor would provide a cinema, games room, dining room, drawing room, family room, breakfast area, utility room, library and an orangery. The first floor would comprise 5 en-suite bedrooms with walk-in wardrobes, and a sitting area for the master suite. The second floor would comprise the 6th bedroom, shower, laundry, steam room and a gym. The development would provide 871 square metres of accommodation.

An integral double garage is provided.

Wrought iron gates and railings are proposed measuring 1.8m high with 150mm diameter

wrought iron posts. Brick Piers are proposed measuring 2.071m high, adjacent to which are gated measuring 1.672m high and 3.950m wide.

3.3 Relevant Planning History

5380/A/91/2047 6 Linksway Northwood

Tree surgery to 2 Silver Birch (A1) including removal of epicormic growth and crown thinning by 20%, 1 Hornbeam on front boundary (A1) including crown thinning by 30% and 1 Hornbeam (A1) in the rear garden including crown reduction by 3m on TPO 391

Decision: 17-02-1992 Approved

5380/TRE/2001/71 6 Linksway Northwood

TREE SURGERY TO TWO SILVER BIRCH TREES AND TWO HORNBEAM TREES IN AREA A1 ON TPO 391

Decision: 08-08-2001 Approved

5380/TRE/2005/89 6 Linksway Northwood

TREE SURGERY TO ONE HORNBEAM AND ONE SILVER BIRCH IN AREA A1

Decision: 18-11-2005 Approved

Comment on Relevant Planning History

The applicant has not entered into any pre-application discussions with the Council.

There is no relevant planning history for the site except for Tree works, which would not impact the determination of the current application.

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.BE1 (2012) Built Environment

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.

BE38	Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
BE39	Protection of trees and woodland - tree preservation orders
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM14	New development and car parking standards.
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LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 8.2	(2011) Planning obligations
LPP 8.3	(2011) Community infrastructure levy

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

6 neighbours and Northwood Residents Association were notified by way of Letter. A site notice was erected and expired on the 30 July 2013. 2 individual representations objecting to the scheme were received as follows:

- i. No 6 Linksway is at the entrance (north) of Linksway and is in harmony with other properties in the immediate area, from the "gatehouse" No 2 then along both sides of Linksway up to and beyond 6 Linksway itself. The design of the properties at this north end of Linksway is varied, traditional, warm and interesting in architecture with mature open gardens. The total absence of high walls and high metal gates is in contrast to houses at the South end of Linksway.
- ii. The beautiful open frontage of 6 Linksway must be preserved providing an alternative entrance in this Area of Special Local Character rather than be transcribed into the wide, look-alike and anonymous mansions hidden behind high walls, railings and high gates at the South End of Linksway.
- iii. The loss of character to this part of the road and to the area in general would be a tragic step and a total loss of amenity.
- iv. This is destruction of this wooded site to justify a 10,000sq ft house nearly two and half times larger than the present home. If 2 of the 12 trees to be retained (T1 and T3) are at risk from construction of the proposed new driveway (page 8) and these trees are "lost" during construction of the new driveway then only 10 trees will have been retained and 12 trees, high hedges, shrubs will have been lost.
- v. The design of the front elevation of the proposed house is dramatically intrusive to the street

scene filling in the visual view between No 4 and 6 and especially 6 & 8 with present house unusually set at an angle to the road and to those of the adjoining houses.

vi. The proposed house will be some 2.5 mtrs higher than "Redholt" (No.4) next door.

vii. scaling the proposed house is over twice the footprint of the existing house and each of the two neighbouring houses Nos 4 and 8 Linksway.

viii. By virtue of its sheer size and front elevation design will become a dominating presence in this part of Linksway detracting from the harmony and amenity and breaking BE13.

ix. The design is not traditional and is not in keeping with other houses at the north end of Linksway.

x. No detail is provided on the roof

xi. It would do immense damage to the Copse Wood Estate and destroy the North End of Linksway. We consider it does not comply with BE5, 6, 13, 19, 20, 21 and BE38. We strongly urge the rejection of this application

Northwood Residents Association:

"Northwood Residents' Association objects to this application on the following grounds: the proposed building would be out of proportion to the nearby properties and so would be in contravention of Policy BE5; the layout and appearance (including front fencing and gates) would not harmonise with the existing street scene as required by Policy BE13; the development would fail to complement or improve the amenity and character of the area as required by Policy BE19".

A petition with 48 signatories has been received objecting on the following grounds:

i. Destroy the character of linksway

ii. Protected trees would be removed

iii. Massive bulk of the house

iv. Filling in of frontage

v. 6ft railings and gate

vi. Detrimental to the character of the Copse Wood Estate

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND:

This is an attractive house, set at an angle in the plot behind a dense screen of trees and shrubs. The application proposes its demolition and replacement with a grand, classical style house of approximately three times the footprint, on three storeys behind front railings and an inset gate.

Whilst Linksway is home to a number of very large houses, this is exceptionally wide and deep, much more so than Nos. 6 or 10 quoted in the Design and Access Statement. It also necessitates the loss of some of the many trees that screen the current site from the road. In design terms, this house would be out of keeping with even its newer neighbours, its parapets, 6 columned porch and huge central window in particular. Although brick quoins may be acceptable, stone quoins are not.

Tall railings are not a characteristic feature of the Copse Wood Estate, being urban in appearance. Whilst low railings with metal piers and gates have been used successfully in Nicholas Way, together with a planting scheme, those proposed here are of a different order. Similarly indented driveways are not characteristic of the Estate, and have been disallowed in other locations. It is not a necessity in a quiet road such as Linksway.

RECOMMENDATIONS: Unacceptable

TREES & LANDSCAPING OFFICER:

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 391 and also

within the Copse Wood Estate Area of Special Local Character (which is characterised by mature woodland type trees). Significant trees / other vegetation of merit in terms of Saved Policy BE38 (on-site): The existing site is made up from of a belt of mature, protected trees completely surrounding a modest sized house and large garden. As it stands, the house is hidden from view by the various trees at the front of the site (mainly Silver Birch, Hornbeam and Cedar). The important trees have been identified on the supporting tree survey and are shown to be retained. In general, a good level of tree protection has been provided. However, a new vehicular entrance is proposed between the large Hornbeam and Cedar to the front of the site, and a no-dig construction is proposed. Although this would be acceptable in principle, it is necessary to show how the new raised driveway will be incorporated into the scheme - as the surrounding levels cannot be altered without causing permanent damage to the roots of the Hornbeam and Cedar. This concern is also raised by the Arboriculturist on page 8 of the 'Arboricultural and Planning Integration Report'. It is also necessary to determine where the proposed services / drains will be located; these will need to be outside of the root protection areas (RPA's) of the trees. Lastly, it appears the proposed property is much larger than the existing one, and only a very small rear garden / amenity space will remain. The small garden is likely to be shaded by the large trees to the south and the west. It is recommended that a shade diagram be provided to demonstrate whether or not the proposal is sustainable in this sense; if not, the proposed dwelling should be reduced in size and or relocated.

Significant trees / other vegetation of merit in terms of Saved Policy BE38 (off-site): There is a mature, protected Oak in the rear garden of the neighbouring property (at 8 Linksway), however it is far enough away to not be affected.

Recommendations: In order to demonstrate that this scheme conforms to the Saved Policy BE38 of the UDP, the following information should be provided at this stage: Details of how the proposed no-dig driveway will be incorporated into the surrounding landscape without raising soil levels around the Cedar and Hornbeam; details of all services; and a shade diagram to demonstrate that the scheme is sustainable

Conclusion (in terms of Saved Policy BE38): The application is currently contrary to Policy BE38.

HIGHWAY ENGINEER:

Highways Comments No objections on highway grounds subject to the existing vehicular access gates set back as indicated on the proposed plans and the boundary fencing/railings being seen through.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently in residential use therefore the principle of a new residential development is acceptable provided that it accords with the Council's policies and enhances the characteristics of the local area.

Any planning proposal would need to accord with the design policies set out within Hillingdon Local Plan: Part One - Strategic Policies (November 2012), and the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and relevant design guidance contained within HDAS Residential Layouts.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites. The density scores for this proposal are 5 units per hectare and 70 habitable rooms per hectare. Whilst these scores are outside of the density ranges of Policy 3.4 of the Hillingdon Local Plan (November 2012), this is to be expected of a plot of this size, where large gardens are the key characteristic of the area. The key consideration is therefore whether the development sits

comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed elsewhere in this report (Section 7.07) it is considered that the proposal would adversely impact on the character of the Copse wood Estate Area of Special Local Character.

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

Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012) requires all new development to maintain the quality of the built environment including providing high quality urban design. Policies BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) seek to ensure that new development complements and improves the character and amenity of the area. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policy BE6 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires two-storey developments in the Copsewood Estate to be 1.5m set-in from the side boundary.

Policy 3.5 of the London Plan states that the design of all new housing developments should enhance the quality of local places, taking into account physical context and local character and Policy 7.4 states that buildings, should provide a high quality design response that has regard to the pattern and grain of the existing spaces and streets in orientation, scale, proportion and mass and allows existing buildings and structures that make a positive contribution to the character of a place to influence the future character of the area is informed by the surrounding historic environment.

Despite the size of the plot, the surrounding properties and the set-ins provided from the side boundaries; the proposed development would appear dominant and out of character within the streetscene by virtue of its overall width, and depth, resulting in a footprint approximately 3 times larger than the existing house. At 29.5 metres wide, the dwelling would also be almost 50% wider than the dwellings approved at 20 Linksway (20.5 metres) and 9a Linksway (21.6 metres) in recent years. The proposed roof form which provides a number of pitched roofs sunken within parapets would not reflect the traditional roof forms in the area. It is also noted that a roof plan has not been submitted, therefore the pitched roof has been assumed by assessing the elevational detail. Overall, the bulk, width, depth, siting and design and would be an incongruous addition in the streetscene and the wider Copse wood Estate LASC.

It is considered that the proposed development does not reflect the architectural quality of the residential houses within the Copse Wood Estate in terms of its design features (large columns), detailing (stone quoins and central windows), and proportions (overall footprint) and would appear alien within the locality.

The front railings and inset entrance gate are not a characteristic feature of the Copse Wood Estate and would appear 'urban' in appearance as noted by the Conservation Officer, which would be contrary to the 'Cottage-in-the-Woods' design ethos of the original estate. The railings and gates in isolation and in context with the proposed development

would appear intrusive, by reason of their siting, height and materials, to the detriment of the streetscene and wider area.

The proposed development would not provide a high quality of design contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012). Overall, the proposed development fails to complement or improve the character and amenity of the area in terms of its detailing, siting and massing and is therefore considered to represent an incongruous and intrusive form of development in the street scene and the Copsewood Estate Area of Special Character, contrary to Policies BE5, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Supplementary Planning Document (SPD) HDAS Residential Layouts.

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy. Policy BE21 states that planning permission will not be granted for new buildings which by reason of their siting, bulk and proximity would result in significant loss of residential amenity.

The proposed development would be sited approximately 11m away from the side flank wall of No. 8 to the south, and the nearest part of the proposal would project approximately 2.61m beyond No.8's main rear building line. The front building line of the proposed development would be sited behind the rear building line of No. 4 to the north, however this is not dissimilar to the existing arrangement. Furthermore, the proposed development would be fully screened by the trees and mature shrubs on the northern and southern boundaries which would prevent any visual intrusion, loss of daylight or sunlight. A single first floor window is proposed on the side elevation, which would be a secondary window serving a bedroom area. The proposed balcony would be inset within a recess and would be sited between 12-13m away from the adjoining occupiers to the north and south, preventing any overlooking and loss of privacy. The adjoining occupiers on Copsewood Way to the west would be sited over 21m away from the rear wall of the proposed development.

Overall, it is considered that the proposed development would not constitute an un-neighbourly development and would accord with Policies BE19, BE21, BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.09 Living conditions for future occupiers

HDAS Paragraph 4.7 states that consideration will be given to the ability of residential developments to provide high standards of interior qualities to guarantee satisfactory indoor living spaces and amenities.

DAYLIGHT AND OUTLOOK

The habitable rooms should provide adequate daylight and sunlight, however it has been noted and highlighted by the Tree Officer that although there would be a retention of important trees on the site, given the extended footprint it is likely that a considerable amount of shadowing/shading would occur. It is likely that this would either result in protected trees being removed or heavily pruned (as discussed in the 'Trees, Landscaping and Ecology' section) or the provision of habitable which would have sub-standard levels of natural daylight. It has been identified that it is likely that a sub-standard level of accommodation would thus be provided on the ground floor within the 'drawing room',

'orangery' and 'family/breakfast room'; and more importantly within 'Ajay's' room on the first floor and 'bedroom 6' on within the loft area. In addition, it is considered that inadequate daylight would be received in the sleeping area of the masterbedroom, by virtue of the layout and distance away from the main windows.

It is therefore considered that the proposed development would not provide quality accommodation for future occupiers, contrary to Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and HDAS Residential Layouts.

INTERNAL FLOOR AREA

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 plus bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing 871 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards with bedrooms being between 18-83 square metres of floor area in accordance with Policy 3.5 of the London Plan (July 2011).

OUTDOOR AMENITY SPACE

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 826 square metres. Given the number of trees and mature shrubs, it is likely that the useable garden area would amount to approximately 330 square metres, and part of which would be heavily shaded. However this would still exceed minimal requirements. It is therefore considered that the proposed development would be in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

2 parking spaces would be provided within the garage on the site as existing as per Policy 6.13 of the London Plan and in compliance with Policy AM14 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

The proposed gates have been reviewed by the Highways Officer, who has raised no objection to them on highways or pedestrian safety grounds.

The proposed double garage would be of sufficient size to store two cars and two bicycles, in accordance with the adopted parking standards.

7.11 Urban design, access and security

Please refer to section 7.09

7.12 Disabled access

The proposed development is for a significant dwelling. Given the room sizes, the Lifetime Homes Standards could easily be accommodated and secure by way of condition.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) requires the retention of landscape features of merit and new landscaping and planting where possible.

This site is covered by Tree Preservation Order 391. The house is fully screened at the front rear and sides of the houses and the applicant seeks to retain the important trees on the site. However at the front of the site a new raised driveway is proposed and it is imperative to demonstrate how this can be achieved without causing permanent damage to the roots of the Hornbeam and Cedar at the front of the site. Furthermore, as discussed in the Urban Design section, the proposed house is significantly larger in terms of its footprint than the existing house. As such it is likely that given the number of trees and mature shrubs in the garden there would likely be a need to remove trees or shrubs in the future to reduce shadowing the habitable rooms and within the garden. This is not considered to be acceptable. Additionally, the trees and shrubs would afford necessary screening to avoid any overlooking and visual intrusion from the neighbouring properties. As such, it is considered that the scheme would be contrary to Policy BE38 and BE39 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), and further justifications and assessments would be required to demonstrate that the scheme would not unduly impact on protected and other trees and mature shrubs.

Policy EC5 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that on site ecology features to be retained and enhanced where possible. Policy 7.19 of the London Plan requires biodiversity and natural heritage to be conserved and enhanced for the benefit of current and future Londoners within new developments. The applicant has undertaken an ecological survey, which concludes that there is little evidence of bat activity on the site or roosts, however there site has potential for breeding birds and bats. Should the application be recommended for approval, it is advised that opportunities to encourage ecology within the site is provided i.e bat boxes.

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. This could have been conditioned had the scheme been recommended favourably.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. The applicant has proposed to meet Code for Sustainable Homes level 4. This could have been conditioned had the scheme been recommended favourably.

7.17 Flooding or Drainage Issues

The application site is not within a Flood Risk Area and the issue of sustainable urban drainage could have been conditioned had the scheme been recommended favourably. Furthermore, the proposed development does not include the provision of a basement, therefore ground water flooding is unlikely to be an issue.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The comments made are noted and are considered within the main report.

7.20 Planning Obligations

The proposed development would exceed 100sq.m providing 604 sq.m of additional net floor area and therefore there would be a requirement to make a CIL contribution of £21,045.20, which has been acknowledged by the applicant.

The proposed development would provide 604 sqm of additional floor area and would

likely provide more than 5 additional habitable rooms (although existing floor plans were not provided. Therefore the proposed development would trigger the requirement for Educational Contributions in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). This has not been provided therefore the proposal would be contrary to Policy R17 of the Local Plan.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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

There is no objection to the principle of redeveloping the site to provide a larger residential dwelling. However, the current proposal is considered to be an overdevelopment of the site and at odds with the design principles within the Copsewood Estate Area of Special Local Character. The development would fail to ensure sufficient protection of trees at the site and proposal would fail to provide sufficient daylight and outlook from the habitable rooms, due to their relationship with the protected trees, therefore, an unacceptable level of residential accommodation would occur. Furthermore, the proposal would fail to provide the required planning obligation towards educational facilities within the Borough. It is

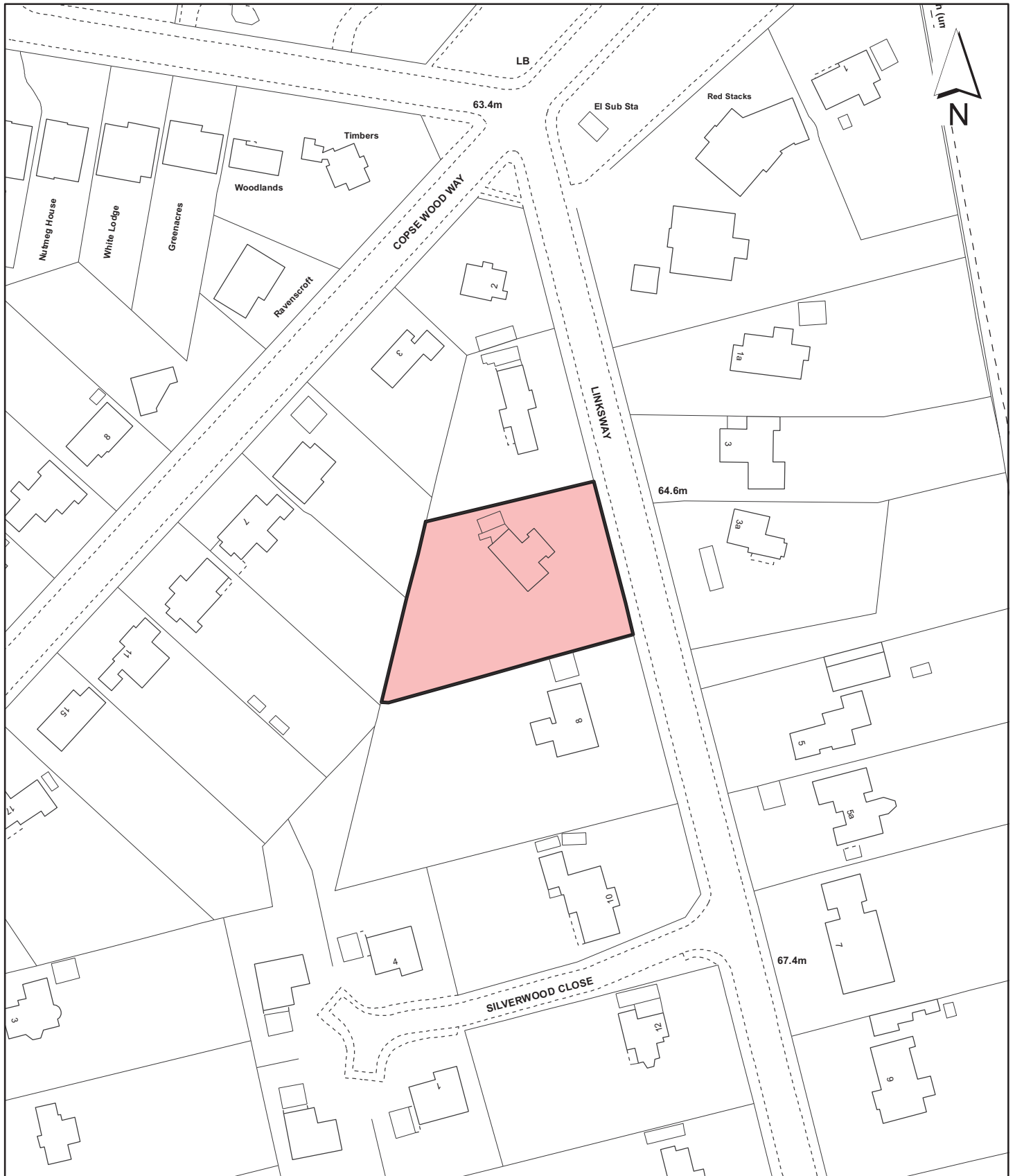
considered that overall the scheme is contrary to the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), HDAS Residential Layouts and the London Plan (2011). The application is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2011
The Mayor's London Housing Supplementary Planning Document
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**6 Linksway
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

5380/APP/2013/2046

Scale

1:1,250

Planning Committee

North Page 19

Date

**September
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address 15 NICHOLAS WAY NORTHWOOD

Development: Two storey 5 bed detached dwelling, involving demolition of existing dwelling

LBH Ref Nos: 16824/APP/2012/3220

Drawing Nos: 1107_PL.211.a
P8286J138/2012026 - Final v2.2
1107_PL.103
Design & Access Statement
1107_PL.104
1107_PL.01
1107_PL.03
1107_PL.05
1107_PL.12
1107_PL.06
1107_PL.07
1107_PL.11
1107_PL.301
1107_PL.300
1107_PL.100
1107_PL.101
1107_PL.210
1107_PL.212
1107_PL.102
Structural Engineer Report v2
Tree Constraints Plan
Tree Protection Plan
Tree Schedule

Date Plans Received: 28/12/2012 **Date(s) of Amendment(s):** 28/12/2012
Date Application Valid: 04/01/2013 21/03/2013

1. SUMMARY

The application seeks planning permission for the erection of a two-storey detached property to provide 5 bedrooms involving the demolition of the existing property.

Planning permission was refused 13 June 2012 ref.16824/APP/2012/883 for the erection of two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front. This application was refused on several the grounds, including:

- * the design, including roof form,
- * the proposed gates being out of character with the surrounding area,
- * impact to neighbouring dwellings,
- * impact to protected trees and failure to provide a contribution towards educational facilities.

The applicant has sought to address the above by removing the crown roof profile and providing pitched roof profiles, omitting the gates from the scheme, agreeing to provide an educational contribution, providing adequate tree information and tree protection

measures and providing additional screening.

The Council's Urban Design/Conservation Officer and the Tree officer raise no objection to the current scheme. It is considered that the proposed development provides good quality accommodation, whilst harmonising acceptably with the Copse Wood Estate Area of Special Local Character. The current scheme does not unduly detract from the amenities of the surrounding residential occupiers.

It is considered that overall the scheme has addressed the previous concerns and reasons for refusal. As such the scheme is now recommended for approval.

2. RECOMMENDATION

2.1 That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

i) That the Council enters into an agreement with the applicant under Section 106 of the Town and Country Planning Act 1990 (as amended) and/or Section 278 of the Highways Act 1980 (as amended) and/ or other appropriate legislation to secure:

a) A contribution of £12,796 towards capacity enhancements in local educational establishments made necessary by the development;

2.2 That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in preparation of the Section 106 Agreement and any abortive work as a result of the agreement not being completed.

2.3 That officers be authorised to negotiate and agree the detailed terms of the proposed agreement.

2.4 That if any of the heads of terms set out above have not been agreed and the S106 legal agreement has not been finalised within 6 months of the date of this report, or any other period deemed appropriate by the Head of Planning, Green Spaces and Culture then delegated authority be granted to the Head of Planning, Green Spaces and Culture to refuse the application for the following reason:

'The development has failed to secure obligations relating to capacity enhancements in local educational establishments made necessary by the development. Accordingly, the proposal is contrary to policies R17 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), the Council's Planning Obligations SPD.'

2.5 That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

2.6 That if the application is approved, the following conditions be imposed:

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers 1107_PL.211.a, 1107_PL.103, Design & Access Statement, 1107_PL.104, 1107_PL.01, 1107_PL.03, 1107_PL.05, 1107_PL.12, 1107_PL.06, 1107_PL.07, 1107_PL.11, 1107_PL.301, 1107_PL.300, 1107_PL.100, 1107_PL.101, 1107_PL.210, 1107_PL.212, and 1107_PL.102e and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES7 Materials (Submission)

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

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

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 RES8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the

fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

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

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

1. Details of Soft Landscaping

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

2. Details of Hard Landscaping

- 2.c Means of enclosure/boundary treatments
- 2.e Hard Surfacing Materials

3. Details of Landscape Maintenance

- 3.a Landscape Maintenance Schedule for a minimum period of 5 years.
- 3.b Proposals for the replacement of any tree, shrub, or area of surfing/seeding within the landscaping scheme which dies or in the opinion of the Local Planning Authority becomes seriously damaged or diseased.

4. Schedule for Implementation

5. Other

- 5.a Existing and proposed functional services above and below ground
- 5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies BE13,

BE38 and AM14 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 5.11 (living walls and roofs) and 5.17 (refuse storage) of the London Plan (July 2011)

7 RES10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

8 RES12 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 facing No.15 and No.17 Nicholas Way.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

9 RES13 Obscure Glazing

The first floor windows facing facing No.15 and No.17 Nicholas Way shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with policy BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

10 RES15 Sustainable Water Management (changed from SUDS)

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

i. Provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.

ii. Provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.

iii. Provide details of the body legally responsible for the implementation of the management and maintenance plan.

iv. Any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

v. Incorporate water saving measures and equipment.

vi. Provide details of water collection facilities to capture excess rainwater;

vii. Provide details of how rain and grey water will be recycled and reused in the development.

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

11 RES16 Code for Sustainable Homes

The dwelling shall achieve Level 4 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3.

12 RES18 Lifetime Homes/Wheelchair Units

All residential units within the development hereby approved shall be built in accordance with 'Lifetime Homes' Standards. Further 10% of the units hereby approved shall be designed and constructed to be fully wheelchair accessible or easily adaptable for

residents who are wheelchair users, as set out in the Council's Supplementary Planning Document 'Accessible Hillingdon'.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

13 RES24 Secured by Design

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

REASON

In pursuance of the Council's duty under section 17 of the Crime and Disorder Act 1998 to consider crime and disorder implications in excising its planning functions; to promote the well being of the area in pursuance of the Council's powers under section 2 of the Local Government Act 2000, to reflect the guidance contained in the Council's SPG on Community Safety By Design and to ensure the development provides a safe and secure environment in accordance with London Plan (July 2011) Policies 7.1 and 7.3.

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) as incorporated into the Hillingdon Local Plan (2012) 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.
BE19	New development must improve or complement the character of the area.
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.
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
AM7	Consideration of traffic generated by proposed developments.
AM8	Priority consideration to pedestrians in the design and

	implementation of road construction and traffic management schemes
AM14	New development and car parking standards.
H3	Loss and replacement of residential accommodation
OE1	Protection of the character and amenities of surrounding properties and the local area
OE7	Development in areas likely to flooding - requirement for flood protection measures
OE8	Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.1	(2011) Climate Change Mitigation
LPP 5.2	(2011) Minimising Carbon Dioxide Emissions
LPP 5.3	(2011) Sustainable design and construction
LPP 5.12	(2011) Flood risk management
LPP 6.13	(2011) Parking

3 I47 Damage to Verge

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

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

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

4

You are advised that the development hereby approved represents chargeable development under the Community Infrastructure Levy. The applicant will be liable to pay the Community Infrastructure Levy to the sum of £14,912.83 on commencement of this development (please note this amount may change on final calculation). A separate liability notice will be issued by the Local Planning Authority, however you are advised that it is your responsibility to notify the Local Planning Authority of the anticipated commencement date and any changes in liability through submission of the appropriate forms.

5 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies.

On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for

development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application property accommodates a substantial two storey, detached dwelling sited on the eastern side of Nicholas Way. The building occupies the majority of the width of its plot, only enabling a pedestrian access to the side.

It comprises brick elevations with a hipped, tiled roof. Like the other houses in the area it is set within a substantial plot, with significant amounts of vegetation and trees that contribute to the setting of the building and the character of the area.

The existing house has a front garden area comprising a gravel in/out driveway with mature soft landscaping around the edges and central planted area, bounded to the highway by a hedge.

The rear garden is set at a slightly lower level than the property with steps down from a small patio at the rear of the house. The garden contains a significant number of trees and shrubs, particularly to the rear and along the side boundaries, some of which are in close proximity to the house.

There is a substantial one and two storey rear return to that part of the house closest to No.9, set at the same level as the garden. These elements appear to be an extension to the original house and have flat roofs with pitched tiles around the edges. The ground floor element extends slightly beyond the rear elevation of neighbouring property at No.9.

There are a number of windows to No.9 that face towards the application site. Similarly the property at No.17 extends considerably further back than the application property with several windows at ground floor level in the flank wall facing towards the application site. These are however generally screened by the closeboard fence and conifer trees along the southern boundary of the application site.

The street scene is residential in character and appearance comprising substantial two storey detached houses set in spacious plots. The houses are varied in style and form, with some recent additions and re-builds. However, this part of Nicholas Way is particularly verdant in nature with a mature landscape that contributed to the character of the area.

The application site lies within the Copsewood Area of Special Local Character and is within the developed area as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

3.2 Proposed Scheme

The proposed development consists of the erection of a two-storey detached property to provide 5 bedrooms involving the demolition of the existing property. The property would measure 10.4m high x 23.9m wide x 19.4m deep. It should be noted that a basement is proposed.

The proposed dwelling would have an external footprint of approximately 380 sq metres, with a principal elevation having a width of 23.9 metres. The height of the dwelling would

be increased to a maximum height above ground level of 10.4 metres, from 8.25 metres of the existing dwelling.

Two parking spaces will be provided within a double integral garage.

The accommodation would be split on three floors comprising the following,

Basement:

- Cinema
- Games room
- Pool
- Gym

Ground floor:

- Double garage
- Living area
- Kitchen
- Dinning
- Family room
- Study

First Floor

- 5 en-suite bedrooms, all of which have walk in wardrobe areas
- Library
- Utility room
- Store
- Lounge

There is a net increase of approximately 10 habitable rooms on the site, taking into account the existing and proposed property. This is discussed further within the main report, within the Planning Obligations section.

The set-ins from the side boundary would be a minimum of 1.75m, which increases to 4.2m towards the rear of the southern extent of the site.

The overall width of the propsoed house would be reduced over the existing situation, by just over 1m. The position of the proposed building is such that set-ins from the side boundaries will be increased.

3.3 Relevant Planning History

16824/APP/2007/2486 15 Nicholas Way Northwood

ERECTION OF A SINGLE STOREY REAR INFILL EXTENSION (INVOLVING REMOVAL OF SMALL REAR ADDITION).

Decision: 08-10-2007 Approved

16824/APP/2012/883 15 Nicholas Way Northwood

Two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front

Decision: 13-06-2012 Refused

16824/TRE/2002/87 15 Nicholas Way Northwood

TREE SURGERY TO CROWN REDUCE ONE OAK IN AREA A1 BY UPTO 30% AND
CROWN LIFT TO PROVIDE A SEPARATION BETWEEN THE LOWEST BRANCHES AND
GROUND LEVEL BY UPTO 4M ON TPO 393

Decision: 23-05-2003 Approved

Comment on Relevant Planning History

Planning permission was refused 13 June 2012 ref.16824/APP/2012/883 for the erection of two storey 5 x bed detached dwelling, involving demolition of existing dwelling and installation of 2 x gates to front. On the following grounds:

1. The proposed house, by reason of its size, scale, bulk, siting, design and appearance would result in an overdevelopment of the site that would fail to satisfactorily integrate into the streetscene and the Copsewood Estate Area of Special Local Character. The proposal is therefore contrary to Policies BE5, BE6, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
2. The proposed development by reason of its size, scale, bulk, siting and projection to the rear beyond the adjoining properties would be detrimental to the amenities of the adjoining occupiers through loss of outlook and visual intrusion contrary to Policies BE19 and BE21 of the Hillingdon Unitary Development Plan (Saved Policies September 2007) and the adopted Supplementary Planning Document HDAS: Residential Layouts.
3. It has not been sufficiently demonstrated that the development could be undertaken with adequate provision for the protection and long-term retention of the trees (including protected trees) within the vicinity of the site, all of which contribute to the streetscene and the character of the Copsewood Estate Area of Special Local Character. The proposal would therefore be contrary to Policy BE38 of the adopted Hillingdon Unitary Development Plan (Saved Policies September 2007).
4. The proposed metal gates, would by reason of their height and location on the front boundary would result in an overbearing and visually intrusive form of development, and as a result have an adverse effect on the character and appearance of the street scene and the wider Copsewood Estate Area of Special Local Character. Therefore the proposal would be contrary to policies BE5, BE13 and BE19 of the Hillingdon Unitary Development Plan (Saved Policies 2007).
5. The development is estimated to give rise to a number of children of school age and additional provision would need to be made in the locality due to the shortfall of places in schools serving the area. Given that a legal agreement at this stage has not been offered or secured, the proposal is considered to be contrary to Policy R17 of the adopted Hillingdon Unitary Development Plan Saved Policies (September 2007) and the adopted London Borough of Hillingdon Planning Obligations Supplementary Planning Document (July 2008) and updated Education Chapter 4 (August 2010).

The applicant has sought to address the above by undertaking the following:

- i. Removing the crown roof profile
- ii. Providing pitched roof profiles

- iii. Omitting the gates from the scheme
- iv. Agreeing to provide educational contributions
- v. Providing adequate tree information and tree protection measures
- vi. Providing additional screening

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.BE1 (2012) Built Environment

Part 2 Policies:

- BE13 New development must harmonise with the existing street scene.
- BE19 New development must improve or complement the character of the area.
- 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.
- BE5 New development within areas of special local character
- BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character
- AM7 Consideration of traffic generated by proposed developments.
- AM8 Priority consideration to pedestrians in the design and implementation of road construction and traffic management schemes
- AM14 New development and car parking standards.
- H3 Loss and replacement of residential accommodation
- OE1 Protection of the character and amenities of surrounding properties and the local area
- OE7 Development in areas likely to flooding - requirement for flood protection measures
- OE8 Development likely to result in increased flood risk due to additional surface water run-off - requirement for attenuation measures
- HDAS-EXT Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
- LPP 3.5 (2011) Quality and design of housing developments
- LPP 3.8 (2011) Housing Choice
- LPP 5.1 (2011) Climate Change Mitigation
- LPP 5.2 (2011) Minimising Carbon Dioxide Emissions

- LPP 5.3 (2011) Sustainable design and construction
LPP 5.12 (2011) Flood risk management
LPP 6.13 (2011) Parking

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

7 neighbours and the Northwood Residents Association were consulted on 7 January 2013 and a site notice was erected adjacent the site on the 11 January 2013. Subsequently further information was submitted by way of a Geotechnical Survey, additional amendments in relation to the landscaping and trees on site and additional drawings. Adjoining occupiers were notified of this on the 24 April 2013 and given 14 days in which to respond.

By the close of the second consultation period, 8 consultation responses (including one from the Northwood Residents Association) and a petition with 37 signatures in objection to the proposal had been received.

The letters of objection from the neighbouring occupiers can be summarised as follows:

- i) Overdevelopment of the site;
- ii) Harm to the character and appearance of the area;
- iii) Loss of trees;
- iv) Loss of privacy / overlooking;
- v) Increased flood risk from the proposed basement;
- vi) Overshadowing, loss of light, over-dominance;

The above points will be addressed in the main body of the report.

The Northwood Residents Association Comments are as follows:

Northwood Residents' Association objects to this application for the reasons previously given by the Council in the earlier refusal (Policies BE5, BE6, BE13 and BE19) and also because of potential non-compliance with Policy BE22 and because of the loss of trees on the property which the development would cause.

The NRA objects to this application on the grounds that the current submission fails to address the Schedule of Reasons laid out in the refusal of previous application 16824/APP/2012/883. Most notable amongst which is that by reason of size, scale, bulk, siting, design and appearance it would result in an overdevelopment of the site thus failing to integrate with the street scene. We are also concerned that senior members of the Council Planning Department should be acting in an advisory capacity to developers and that reference to this should be included in the submission

Internal Consultees

TREE & LANDSCAPE OFFICER

Tree Preservation Order (TPO) / Conservation Area: This site is covered by TPO 393 and also within the Copse Wood Estate Area of Special Local Character (CWEAOSLC), which is

characterised by large, mature trees set in large gardens.

At the front of the property, there are three mature, protected Oaks. Two are situated along the site's front boundary and significantly contribute to the amenity and arboreal / wooded character of the CWEAOSLC. The other is located within the front garden (on-site), close to the south-western corner of the existing house. This Oak is in a poor condition and is due to be removed as part of the scheme; there is no objection to its removal, and there is very little room for a replacement tree in the front garden.

The front garden Oaks should be protected by way of fencing and/or ground protection. To the rear / side (south) of the existing property is a line of Leyland Cypress and several Ash.

If, a new green screen is provided to mitigate the visual impact of the proposed house, details should be submitted (species / size / numbers / planting methods (in quite a restricted area) etc). To the north-east of the existing house is a large, mature protected Oak (shown as T45). The upper crown of the Oak can be seen between the applicant's house and the neighbouring house (at 13 Nicholas Way). The Oak contributes to the amenity and arboreal / wooded character of the area and has a moderate amenity value. This Oak (T45) is situated very close to the house and has been pruned (reduced) before. The existing relationship between the tree and the house is reasonably good and sustainable.

Amended Plans and additional information have been received and agreed by the Trees Officer.

URBAN DESIGN & CONSERVATION OFFICER

BACKGROUND: This proposal for a replacement house has been the subject of a refusal of permission, and considerable post refusal discussion and negotiation.

Whilst the existing house is of no particular architectural merit and extends right across the width of the plot, it is relatively unobtrusive, being of modest height, with much ivy cover, and screened by a tall hedge and mature trees in the front garden.

The replacement house would be much deeper, but of narrower width, and although the ridge line would be substantially higher than the existing house, it has been designed with pitches rather than a crown roof, so that the proportions of roof to wall would be appropriate. The basement would be accessed from the rear only and there is sufficient space between the house and the boundary with No. 17 to plant an effective screen of vegetation. The front elevation is considered to have sufficient interest and be of proportions which would respect the street scene, although it would appear more imposing as the roof line would be substantially higher than the existing house. The rear elevation would be completely without merit in design terms, but this would not impact on the street scene or public viewpoints.

The retention of the front hedge and the mature trees in the front garden would be essential to the acceptability of this proposal.

ACCESS OFFICER

Following receipt of amended plans, the scheme is considered acceptable in disabled access terms. A condition should be imposed to secure life time homes standards.

FLOODRISK OFFICER

"The revisions provided allow me to withdraw my objection to this proposal on site. However I will request the following Suds condition to ensure that the recommendations within the report are provided at detailed design".

Sustainable Water Management

No development approved by this permission shall be commenced until a scheme for the provision of sustainable water management has been submitted to, and approved in writing by the Local Planning Authority. The scheme shall clearly demonstrate how it follows the strategy set out in the Assessment, produced by Jomas dated 17 June 2013 Revision 2, and incorporates sustainable urban drainage in accordance with the hierarchy set out in Policy 5.15 of the London Plan and will:

- i. provide details of the surface water design including all suds features and how it will be implemented to ensure no increase in flood risk from commencement of construction and during any phased approach to building.
- ii. provide a management and maintenance plan for the lifetime of the development of arrangements to secure the operation of the scheme throughout its lifetime.
- iii. provide details of the body legally responsible for the implementation of the management and maintenance plan.
- iv. any overland flooding should be shown, with flow paths depths and velocities identified as well as any hazards.

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

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

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

REASON

To ensure that surface water run off is controlled to ensure the development does not increase the risk of flooding contrary to Policy EM6 Flood Risk Management in Hillingdon Local Plan: Part 1- Strategic Policies (Nov 2012) Policy 5.12 Flood Risk Management of the London Plan (July 2011) and Planning Policy Statement 25. To be handled as close to its source as possible in compliance with Policy 5.13 Sustainable Drainage of the London Plan (July 2011), and conserve water supplies in accordance with Policy 5.15 Water use and supplies of the London Plan (July 2011).

BUILDING CONTROL OFFICER

Having reviewed the information submitted, at this stage there is no additional comments to be made in respects to Building Regulations.

The ground investigation report (Geotechnical Survey) reports no contamination in the ground which is a key factor we would be looking for.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is previously developed land in residential use, therefore there is no objection to the principle of the redevelopment of the site, indeed, this was established by the previous approval on the site.

7.02 Density of the proposed development

Paragraph 4.1 of HDAS Residential Layouts specifies that in new developments numerical densities are considered to be more appropriate to larger sites and should not be used in the assessment of schemes of less than 10 units, such as this proposal. The key consideration is therefore whether the development sits comfortably within its environment rather than a consideration of the density of the proposal.

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

As detailed in this report at Section 7.09 it is considered that the proposal would not adversely impact on the character of the Copsewood Estate Area of Special Local

Character.

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

Policy BE1 requires all new development to maintain the quality of the built environment including providing high quality urban design. Policy BE5 requires new developments within Areas of Special Local Character to harmonise with the materials, design features, architectural style and building heights predominant in the area. Policies BE13 and BE19 seek to ensure that new development complements and improves the character and amenity of the area.

As a result of considerable post refusal discussion and negotiation, the scheme is now supported by the Council's Conservation Officer and is considered appropriate, taking into account the setting of the site and the character and appearance of the existing property which lacks architectural merit.

The proposed roof would be higher than the existing roof, however it is considered that this design solution eliminates the need for a crown roof profile, and given the screening afforded by the trees and set-back from the frontage, the development would not appear conspicuous. In addition the extended roof provides an elongated appearance, and as noted by the Conservation Officer the proportions of the roof to the wall would be appropriate, which assists in reducing the width. Furthermore, although the proposed development is substantially deeper than the existing property, it would align with and respects the rear building lines of the adjoining occupiers; and would be narrower than the existing property. In addition, the proposed development would be set-in at least 1.5m from the side boundaries in order to maintain key visual gaps between the properties.

The proposed design incorporates contemporary design features and fenestrational details which adds visual interest into the streetscene. The basement area would not be visible from the front elevation and would therefore not intrude on the prevalent two-storey character of the streetscene.

It is therefore considered that the scheme now accords with Policies BE5, BE6, BE13 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.08 Impact on neighbours

Paragraph 4.11 of HDAS Residential Layouts states that the 45° principle will be applied to new development to ensure the amenity of adjoining occupiers and future occupiers are protected. Paragraph 4.9 states that a minimum acceptable distance to minimise the negative impact of overbearing and overshadowing is 15m. Paragraph 4.12 requires a minimum of 21m distance between facing habitable room windows to prevent overlooking and loss of privacy.

The proposed development would not affect the 45-degree line of sight nor would it project beyond the rear of the nearest adjoining properties, as the rear building line is staggered to align with the rear building lines of the northern and southern adjoining occupiers.

The windows on the first floor side elevation would not serve habitable rooms and would be obscurely glazed. Furthermore, the first floor balcony would be adequately screened by

the existing trees on the boundary line and the proposed building, from the adjoining occupiers to the north and south and sited more than 21m away from the adjoining occupier to the west.

As such, the proposed development would maintain adequate separation distances from the adjoining properties and would not cause an undue loss of daylight, sunlight, visual intrusion or loss of privacy. It is therefore considered that overall the proposed development would not constitute an un-neighbourly form of development in accordance with Policies BE19, BE20 and BE21 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and Section 4.0 of HDAS Residential Layouts.

7.09 Living conditions for future occupiers

Paragraphs 4.6 to 4.8 and Table 2 of the Council's SPD HDAS: Residential Layouts advises that 5 bedroom two-storey units should have a minimum floor area of 101 square metres. Furthermore, London Plan Policy 3.5 and Table 3.3 states that 5 bedroom two-storey houses should have a minimum size of 107 square metres. The proposed development meets minimum standards providing approximately 1100 square metres of gross internal floor area. The Mayor's Housing Supplementary Planning Guidance (November 2012) requires the minimum area for a single bedroom to be 8 square metres and a minimum floor area for a double bedroom to be 12 square metres. The proposed dwelling complies with these standards.

HDAS advises in Paragraph 4.15 that four bedroom plus houses should have a minimum private amenity area of 100 square metres. The proposed development exceeds amenity standards by providing approximately 2000 square metres of private amenity space

It is therefore considered that the proposed development would provide a high standard of living for future occupiers in accordance with Policy BE23 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 3.5 and Table 3.3 of the London Plan (2011), the adopted SPD HDAS Residential Layouts and the Mayor's Housing Supplementary Planning Guidance (November 2012).

7.10 Traffic impact, car/cycle parking, pedestrian safety

It is considered that the proposal would not give rise to any concern regarding traffic impact or highway safety. Whilst the replacement dwelling is larger it would not result in any significant additional increase in traffic generation. The proposal would include 2 garage spaces which would provide sufficient parking for two cars and two bicycles in accordance with Policies AM8 & AM14 of the Hillingdon Local Plan Part Two: Saved UDP Policies and the Council's adopted Car Parking Standards (Annex 1).

7.11 Urban design, access and security

See section 7.09.

7.12 Disabled access

It is considered that the use of a condition to secure Lifetime Homes Standards is acceptable in this instance as the proposed dwelling has a spacious interior which could accommodate the requirements.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

This site is covered by Tree Preservation Order 393 and is also within the Copse Wood Estate Area of Special Local Character, which is characterised by large, mature trees set in large gardens. In particular there are three mature, protected Oaks at the front of the property. One of these trees is in poor condition and its removal is considered appropriate.

The Tree Officer has been in discussions with the applicant to ensure that the remaining trees are adequately protected due to the proximity of the proposed development to their root protection areas; adequate information and protection measures has now been provided. To the southern extent of the site is a line of Leyland Cypress and several Ash which is proposed to be removed, and replaced with Italian Cypresses. This is considered to be an acceptable solution by the Council's Tree Officer and would provide adequate screening between the application site and No. 17. As such the proposal would not conflict with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Policy 5.6 of the London Plan requires development to have regard to and contribute to a reduction in waste produced. The location of refuse storage is not shown on the plans, however it is a common arrangement within the borough for refuse to be stored within the rear garden and taken to the kerb on collection day and the design and layout would clearly facilitate this arrangement.

7.16 Renewable energy / Sustainability

Policy 5.3 of the London Plan requires the highest standards of sustainable design and construction in all developments to improve the environmental performance of new developments and to adapt to the effects of climate change over their lifetime. No detail information has been submitted with regards to achieving Code for Sustainable Homes, however, this could be secured by way of a suitable condition.

7.17 Flooding or Drainage Issues

As the scheme proposes a basement it was necessary to consider the potential impact upon the property and surrounding area in terms of floodrisk. A Geo-technical report has been submitted which confirms the risks and identifies how they would be mitigated, in particularly with regards to the groundwater which would impact on the surrounding area. The Council's Floodrisk Officer has reviewed and advised on iterations of the report and is now satisfied that the report and information are adequate. Furthermore, the Council's Building Control department have been consulted on the application in order to ascertain whether the proposed basement would pose any structural risks. However, it is considered that there are no additional comments to be made with regards to building control at this stage. Therefore it is considered that the proposed development complies with the Council's Floodrisk Policies OE7, OE8, OE9 and OE10 Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

The issues raised are covered in the main report.

7.20 Planning Obligations

The proposed development is CIL liable, the existing floor area is 428 square metres and the proposed is 1140 square metres, therefore the net additional gross internal floor area is 712 square metres. Therefore there would be a requirement to make a CIL contribution to the sum of 14,912.83.

The proposed development would provide a total of 22 habitable rooms, and the existing property provides approximately 12 habitable rooms, therefore there would be a net increase of 10 habitable rooms which would trigger the requirement for Educational Contributions. The sum of £12,796 is sought which has been agreed by the applicant in accordance with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies(November 2012).

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

Not applicable to 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

Not applicable to this application.

10. CONCLUSION

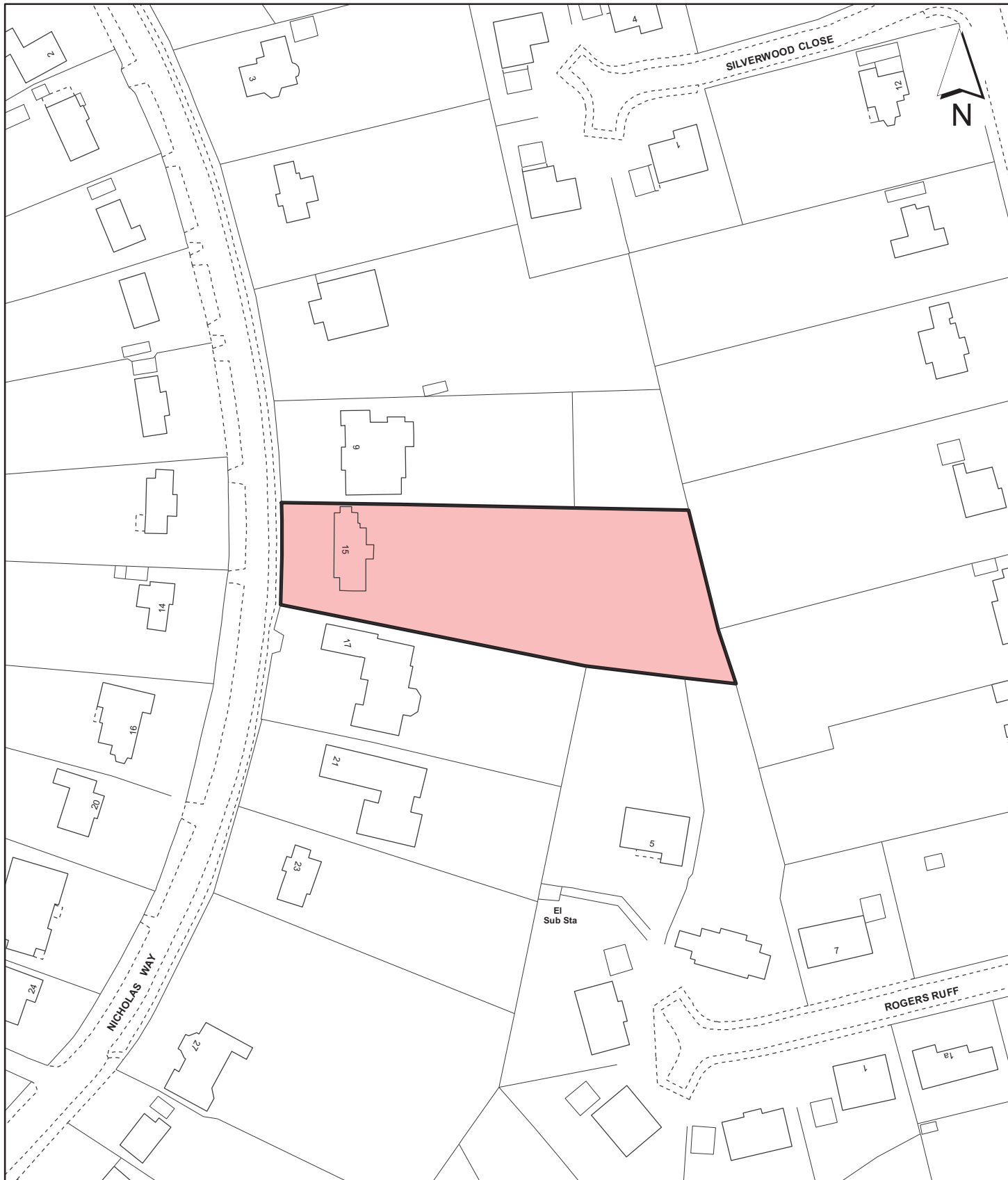
It is considered that overall the scheme has addressed the previous concerns and reasons for refusal. As such the scheme is now recommended for approval.



11. Reference Documents

Hillingdon Local Plan: Part One - Strategic Policies (November 2012)
Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012)
HDAS: Residential Layouts
The London Plan 2011
The Mayor's Housing Supplementary Planning Document (November 2012)
HDAS: Accessible Hillingdon
National Planning Policy Framework

Contact Officer: Henrietta Ashun

Telephone No: 01895 250230



<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 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>15 Nicholas Way Northwood</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>16824/APP/2012/3220</p>	<p>Scale</p> <p>1:1,250</p>	 <p>HILLINGDON LONDON</p>
	<p>Planning Committee</p> <p>North Page 41</p>	<p>Date</p> <p>September 2013</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF OAKHURST NORTHGATE NORTHWOOD

Development: Minor Material Amendment application (S73), seeking amendments to approved plans (siting and height) under condition 2 of planning permission ref: 67012/APP/2011/2712 (Appeal ref: APP/R5510/A/12/2175907 dated 14 November 2012) (Erection of two storey 5 bedroom, detached dwelling).

LBH Ref Nos: 67012/APP/2013/2040

Drawing Nos: Method Statement Version 2 - Revised 13th September 2012
Tree Protection Plan, Rev. G, July 2013
Agent's email dated 28/2/12
P001/09 Rev. A
Ecology Report, dated 24/09/10
P001/03 Rev. C
P001/08 Rev. E
P001/07 Rev. C
P001/04 Rev. D
P001/05 Rev. D
P001/02 Rev. D
P001/01 Rev. A
P001/06 Rev. F
Ecology Plans
Tree Constraints Plan, Rev. A, Nov. 2011
Arboricultural Survey, dated 13/10/11
Design & Access Statement
Arboricultural Implications Assessment, dated 17/11/11

Date Plans Received:	19/07/2013	Date(s) of Amendment(s):	28/02/2012
Date Application Valid:	19/07/2013		24/02/2012
			07/11/2011
			19/07/2013
			08/02/2012

1. SUMMARY

Members may recall a number of applications to erect a new house on this site, which originally formed part of the side garden for 'Oakhurst', a locally listed building on the adjoining site and a replacement house for 'Oakhurst', which have now both been approved. The most recent application was for a replacement house at Oakhurst, presented to the North Planning Committee on 25/6/13 (Ref: 30779/APP/2013/539), whereas on this site, the most recent application was presented to the North Planning Committee meeting on 22/6/12 (Ref: 67012/APP/2011/2712). Although Members resolved to refuse permission for a new house on this plot had an appeal for non-determination not of been lodged, the Planning Inspector allowed the appeal by letter dated 14/11/12.

This application seeks to make the following amendments to the scheme approved at appeal:

- (i) Setting back the house a further 1.3m on its plot, increasing the set back from Northgate from 10.0m to 11.3m,

- (ii) Re-configuring the front garden layout,
- (iii) Squaring off the basement at the front of the house, reducing its overall size,
- (iv) Re-positioning the side wing of the house further towards its rear,
- (v) Increasing the main ridge height of the house by approximately 300mm, and
- (vi) Minor internal alterations.

These amendments are not considered to significantly alter the scheme considered acceptable by the Inspector at appeal. The Council's Conservation/Urban Design Officer, Tree/Landscape Officer and Highway Engineer raise no objections to the changes. The nearest part of the house would still be sited over 30m from the front elevations of the nearest adjoining properties at Bothkennar and High Trees and any views would be screened by the mature trees and shrubs on the boundary.

The application is recommended for approval, subject to conditions and a S106 Agreement/Deed of Variation to secure a commensurate education contribution.

2. RECOMMENDATION

That delegated powers be given to the Head of Planning, Green Spaces and Culture to grant planning permission, subject to the following:

(i) A financial contribution of £12,796 for education facilities and places

2. That in respect of the application for planning permission, the applicant meets the Council's reasonable costs in the preparation of the S106 Agreement/Deed of Variation and any abortive work as a result of the agreement not being completed.

3. That subject to the above, the application be deferred for determination by the Head of Planning, Green Spaces and Culture under delegated powers, subject to the completion of the legal agreement under Section 106 of the Town and Country Planning Act 1990 and other appropriate powers with the applicant.

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

1 RES3 Time Limit

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

REASON

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

2 RES4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers P001/01 Rev. A, P001/02 Rev. D, P001/03 Rev. C, P001/04 Rev. D, P001/05 Rev. D, P001/06 Rev. F, P001/07 Rev. C and P001/08 Rev. E and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To ensure the development complies with the provisions of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 RES6 Levels

No development shall take place until plans of the site showing the existing and proposed

ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with Policy of the BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

4 RES7 Materials (Submission)

No development shall take place until samples of the materials to be used in the construction of the external surfaces of the building hereby permitted have been submitted to and approved in writing by the Local Planning Authority. Development shall be carried out in accordance with the approved details.

REASON

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

5 RES12 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 'Oakhurst'.

REASON

To prevent overlooking to adjoining properties in accordance with Policy of the BE24 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 RES13 Obscure Glazing

The ancillary window to Bedroom 1 and the en-suite shower room to Bedroom 2 facing 'Oakhurst' shall be glazed with permanently obscured glass and non-opening below a height of 1.8 metres taken from internal finished floor level for so long as the development remains in existence.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 NONSC Non Standard Condition

Prior to the commencement of works on site, details of a privacy screen to the rear balcony to prevent the overlooking of 'Oakhurst' shall be submitted to and approved in writing by the Local Planning Authority. The development shall be carried out in accordance with the approved details and the screen shall be permanently retained thereafter.

REASON

To prevent overlooking to adjoining properties in accordance with Policy BE24 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

8 NONSC Boundary Treatment

No development shall take place until there has been submitted to and approved in writing by the Local Planning Authority a plan indicating the positions, design, materials and type of boundary treatment to be erected. The boundary treatment shall be completed before the dwelling is occupied. Development shall be carried out in accordance with the approved details and thereafter maintained.

REASON:

To ensure that the development presents a satisfactory appearance in accordance with Policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

9 RES23 Visibility Splays - Pedestrian

The access for the proposed car parking shall be provided with those parts of 2.4m x 2.4m pedestrian visibility splays which can be accommodated within the site in both directions and shall be maintained free of all obstacles to the visibility between heights of 0.6m and 2.0m above the level of the adjoining highway.

REASON

In the interests of highway and pedestrian safety in accordance with Policy AM7 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

10 NONSC Arboricultural Method Statement and Tree Protection Plan

The development shall be implemented in accordance with the recommendations of the Merewood Arboricultural Consultancy Services Method Statement, dated 17/7/13 and Tree Protection Plan Rev. G dated July 2013. No development shall commence on site until the tree protection fencing shown on Tree Protection Plan Rev. G has been erected.

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with Policy BE38 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

11 NONSC Landscape Plan

Prior to the commencement of the development hereby permitted, a scheme of hard and soft landscaping shall be submitted to and approved in writing by the Local Planning Authority. The landscaping scheme shall include a planting specification, trees and hedges to be retained, surface materials, and programme of implementation. The landscaping scheme shall be implemented in accordance with the approved details and the programme of implementation. Any trees or shrubs that fail within 5 years shall be replaced on a like for like basis, or as otherwise first agreed in writing with the Local Planning Authority.

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with Policies BE13, BE38 and AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

12 NONSC Ecological Protection/Enhancement Scheme

Prior to the commencement of development, a scheme for the protection and enhancement of the ecological value of the site and a programme of implementation shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall be implemented in accordance with the approved details and the

programme of implementation.

REASON

In order to encourage a wide diversity of wildlife on the existing semi-natural habitat of the site in accordance with Policy 7.19 of the London Plan (July 2011) and Policy EC5 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

13 RES15 Sustainable Water Management (changed from SUDS)

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

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

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

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

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

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

14 RES18 Lifetime Homes/Wheelchair Units

The residential unit hereby approved shall be built in accordance with Lifetime Homes Standards, as set out in the Council's Supplementary Planning Document HDAS: Accessible Hillingdon.

REASON

To ensure that sufficient housing stock is provided to meet the needs of disabled and elderly people in accordance with London Plan (July 2011) Policies 3.1, 3.8 and 7.2

15 RES16 Code for Sustainable Homes

The dwelling(s) shall achieve Level 3 of the Code for Sustainable Homes. No development shall commence until a signed design stage certificate confirming this level has been received. The design stage certificate shall be retained and made available for inspection by the Local Planning Authority on request.

The development must be completed in accordance with the principles of the design stage certificate and the applicant shall ensure that completion stage certificate has been attained prior to occupancy of each dwelling.

REASON

To ensure that the objectives of sustainable development identified in London Plan (July 2011) Policies 5.1 and 5.3 are achieved.

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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

NPPF1

NPPF6

NPPF7

NPPF10

NPPF11

NPPF12

LPP 3.1 (2011) Ensuring equal life chances for all

LPP 3.3 (2011) Increasing housing supply

LPP 3.4 (2011) Optimising housing potential

LPP 3.5 (2011) Quality and design of housing developments

LPP 3.8 (2011) Housing Choice

LPP 5.3 (2011) Sustainable design and construction

LPP 5.13 (2011) Sustainable drainage

LPP 7.2 (2011) An inclusive environment

LPP 7.4 (2011) Local character

BE5 New development within areas of special local character

BE6 New development within Gate Hill Farm and Copsewood Estates areas of special local character

BE10 Proposals detrimental to the setting of a listed building

BE13 New development must harmonise with the existing street scene.

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.

EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

3 11 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 12 Encroachment

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 15 Party Walls

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 & Community Services Reception Desk, Level 3, Civic Centre, Uxbridge, UB8 1UW.

6 16 Property Rights/Rights of Light

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

7 115 Control of Environmental Nuisance from Construction Work

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

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

Sundays, Bank or Public Holidays.

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

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

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

You are advised to consult the Council's Environmental Protection Unit (www.hillingdon.gov.uk/noise Tel. 01895 250155) or to seek prior approval under Section 61 of the Control of Pollution Act if you anticipate any difficulty in carrying out construction other than within the normal working hours set out in (A) above, and by means that would minimise disturbance to adjoining premises.

3. CONSIDERATIONS

3.1 Site and Locality

The application site lies on the south side of Northgate and forms a corner site which previously formed part of the side garden area and curtilage of 'Oakhurst', before being separated by a fence and used as a builders compound in connection with the building of two new houses at the rear of Oakhurst, which are now completed and occupied. Oakhurst is a locally listed timber framed Tudor vernacular style, detached 4-bedroom house which is currently vacant and in a poor state of repair.

To the west, there is an access road which serves the adjoining properties of 'High Trees' and 'Bothkennar'. Northgate and the surrounding area forms part of the Copsewood Estate Area of Special Local Character which is characterised by large detached houses on substantial, typically verdant plots. The site is also covered by Tree Protection Order (TPO) 173.

3.2 Proposed Scheme

This proposal seeks various amendments to a scheme which was approved at appeal on 14/11/12 (App. No. 67012/APP/2011/2712 refers). The amendments include:-

- (i) Setting back the house a further 1.3m on its plot, increasing the set back from Northgate from 10.0m to 11.3m,
- (ii) Re-configuring the front garden layout,
- (iii) Squaring off the basement at the front of the house, reducing its overall size,
- (iv) Re-positioning the side wing of the house further towards its rear,
- (v) Increasing the main ridge height of the house by approximately 300mm,
- (vi) Minor internal alterations, including replacing library with bathroom and bathroom with en-suite shower room on the first floor.

The applicants advise that setting the house slightly further back would assist with improved manoeuvring and parking space for vehicles to the front of the approved dwelling and improve the setting of both the dwelling and the replacement dwelling on the neighbouring plot at Oakhurst. In addition, a very small increase in ridge height is proposed to allow for increased internal head height.

3.3 Relevant Planning History

Comment on Relevant Planning History

A number of planning applications have been submitted in the past for the residential redevelopment of this and adjoining sites which once formed part of the original curtilage of Oakhurst, one of which for two houses at the rear of Oakhurst has now been implemented and the houses occupied.

More recently, two applications were submitted, one to erect a new house at the side of Oakhurst (Ref. 67012/APP/2010/1107) and one for the replacement of Oakhurst (Ref: 30779/APP/2010/1108). Subsequent appeals were both originally dismissed by the Planning Inspectorate, with the Inspector's decision letter of 3/2/11 stating that the proposed new house would leave Oakhurst with a much reduced garden area that would be overshadowed and therefore likely to lead to the indirect loss of a protected Oak tree (T29) within its retained rear garden. The Inspector's decision was judicially reviewed, but it was upheld.

A further application for a new house on the side of Oakhurst (67012/APP/2011/2712) was submitted, but in considering the subsequent appeal, the Inspector took a different view from her predecessor and allowed the appeal on 14/11/12.

Approval has also been granted on 24/5/13 to fell an Oak tree which is in decline (T28 on TPO 173) at the side of Oakhurst (67012/TRE/2013/17).

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.H1 (2012) Housing Growth
- PT1.HE1 (2012) Heritage
- PT1.BE1 (2012) Built Environment
- PT1.EM1 (2012) Climate Change Adaptation and Mitigation
- PT1.EM6 (2012) Flood Risk Management
- PT1.EM7 (2012) Biodiversity and Geological Conservation
- PT1.EM8 (2012) Land, Water, Air and Noise
- PT1.C11 (2012) Community Infrastructure Provision
- 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:

- NPPF1
- NPPF6
- NPPF7

NPPF10	
NPPF11	
NPPF12	
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.3	(2011) Sustainable design and construction
LPP 5.13	(2011) Sustainable drainage
LPP 7.2	(2011) An inclusive environment
LPP 7.4	(2011) Local character
BE5	New development within areas of special local character
BE6	New development within Gate Hill Farm and Copsewood Estates areas of special local character
BE10	Proposals detrimental to the setting of a listed building
BE13	New development must harmonise with the existing street scene.
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.
EC2	Nature conservation considerations and ecological assessments
EC5	Retention of ecological features and creation of new habitats
R17	Use of planning obligations to supplement the provision of recreation, leisure and community facilities
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
SPD-PO	Planning Obligations Supplementary Planning Document, adopted July 2008

5. Advertisement and Site Notice

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

6. Consultations

External Consultees

43 neighbouring properties have been consulted, a site notice was displayed on 19/9/13 and the Northwood Residents' Association have been consulted.

A petition with 21 signatories has been received, stating:

'We the undersigned do not agree to this 2 storey house being built as it is not in keeping with the rest of the houses in the road. We would also point out that this saga of Oakhurst has been on going since July 2006 when Banner Homes wanted to build 4 new houses on this plot, which you turned down, they then applied for 3 dwellings to be built you also turned this down, Banner Homes applied to have 2 houses built on the plot which you agreed and they were built and are occupied. If this house is allowed to be built they will have got round your earlier refusal to build 3 new houses and we believe that they are planning a 4th house which you originally turned down.'

Internal Consultees

CONSERVATION/URBAN DESIGN OFFICER:

Background: The application proposes a set back on the site of about a metre and a small increase in the height of one of the roof ridges. Neither would materially affect the acceptability of this approved development.

Recommendations: Acceptable

TREES/LANDSCAPE OFFICER:

There are no trees/landscape objections to this minor amendment to move the approved building by, what appears to be, about 1m further north.

HIGHWAY ENGINEER:

No objection.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The acceptance of the principle of providing a house on this site has already been established by the allowing of the previous appeal by the Planning Inspector (Ref: 67012/APP/2011/2712). There has been no change in site circumstances or planning policy to suggest that the residential re-development of this site is no longer acceptable.

7.02 Density of the proposed development

The proposed alterations do not alter the unit or habitable room density of the scheme which was previously considered acceptable by the Planning Inspectorate.

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

The Council's Conservation/Urban Design Officer advises that the proposed alterations are not extensive and would not have any material significance for the scheme or its impact upon historical assets.

7.04 Airport safeguarding

There are no airport safeguarding issues raised by this application.

7.05 Impact on the green belt

The site is not located within or close to the Green Belt so the proposals raise no implications for the openness of the Green Belt.

7.06 Environmental Impact

The re-positioning of the proposed house 1.3m further back on its plot and the rearward

re-siting of the side wing of the house would not have any material impact on the ecology of the site. The condition attached by the previous Inspector, requiring a scheme for the protection and enhancement of the ecological value of the site and a programme of implementation to be submitted is recommended to be attached to any new permission.

7.07 Impact on the character & appearance of the area

There is no well defined building line along this part of Northgate. Setting back the house a further 1.3m on its plot would bring the siting of this property more in line with that of Oakhurst and its approved replacement. As such, no objections are raised to the revised siting.

The other alterations to the proposed house such as setting back the side wing and raising of the main ridge height by some 300mm would not have any discernible impact on the character or appearance of the street scene as compared to the approved scheme.

7.08 Impact on neighbours

The main bulk of the proposed house would be brought 1.3m nearer and the side wing some 2.5m nearer to the nearest adjoining properties at the rear of the house, known as Bothkennar and High Trees which are accessed from Northgate by means of an access road that runs along the side of the application site. As the nearest part of the front elevation of these properties would still be sited over 30m from the the proposed house, and largely screened by mature vegetation along this side boundary, the impact of the amendment would have no material impact in terms of dominance, loss of sunlight and privacy, to these properties and the new relationship would fully comply with the Council's standards.

7.09 Living conditions for future occupiers

The alterations to the basement and the internal layout of some of the rooms would not have any material impact on the acceptability of the internal living conditions that would be afforded by the proposal.

The proposal would still provide a large rear garden in excess of 900sq.m.

7.10 Traffic impact, car/cycle parking, pedestrian safety

As a result of the house and side wing being moved further back on its plot, the access arrangements within the front garden have been modified, creating additional vehicle manoeuvring space to which the Highway Engineer raises no objection.

7.11 Urban design, access and security

Relevant planning issues have been dealt with elsewhere in this report.

7.12 Disabled access

When the original scheme that was approved at appeal was presented to committee, Members were advised that the layout of the house was capable of satisfying Lifetime Homes standards with little modification and/or clarification and that a condition could have been attached to ensure compliance with these standards if the application had of been recommended favourably.

The proposed alterations would not have any material implications for disabled access. A Lifetime homes condition is recommended.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

The Council's Tree/Landscape Officer advises that the proposed alterations, including the re-siting of the building would not have any implications for the retained trees on site.

7.15 Sustainable waste management

This application is for a new house within its own curtilage. As such, there is no requirement for specific provision for the storage of waste and recycling to be shown on the plans.

7.16 Renewable energy / Sustainability

The proposed amendments would not have any material implications for energy efficiency and sustainability and the condition of the Inspector, requiring the development to satisfy Code Level 3 has been attached.

7.17 Flooding or Drainage Issues

Members were previously advised on the original scheme for a house that was approved at appeal that this is not an area that is prone to flooding. Furthermore, a condition could have been attached to ensure that the development complies with the principles of sustainable urban drainage if it had been recommended differently. A sustainable urban drainage condition is attached.

7.18 Noise or Air Quality Issues

The proposed amendments do not raise any noise or air quality issues.

7.19 Comments on Public Consultations

The comments made by the petitioners have been considered in the officer's report.

7.20 Planning Obligations

Policy R17 of the Hillingdon Local Plan - Part Two: Saved UDP Policies (November 2012) is concerned with securing planning obligations to offset the additional demand on recreational open space, facilities supporting arts, cultural and entertainment activities, and other community, social and education facilities through planning obligations in conjunction with development proposals. This policy are supported by more specific supplementary planning guidance.

Given the nature and scale of the scheme, only a potential contribution towards additional educational provision would be generated which was previously calculated to be £12,796.

A deed of variation is required to align this proposal with the original S106 agreement.

7.21 Expediency of enforcement action

No enforcement issues are raised by this application.

7.22 Other Issues

There are no other planning issues raised by this application.

8. Observations of the Borough Solicitor

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

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

Article 6 deals with procedural fairness. If normal committee procedures are followed, it is

unlikely that this article will be breached.

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

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

9. Observations of the Director of Finance

Not applicable to this application.

10. CONCLUSION

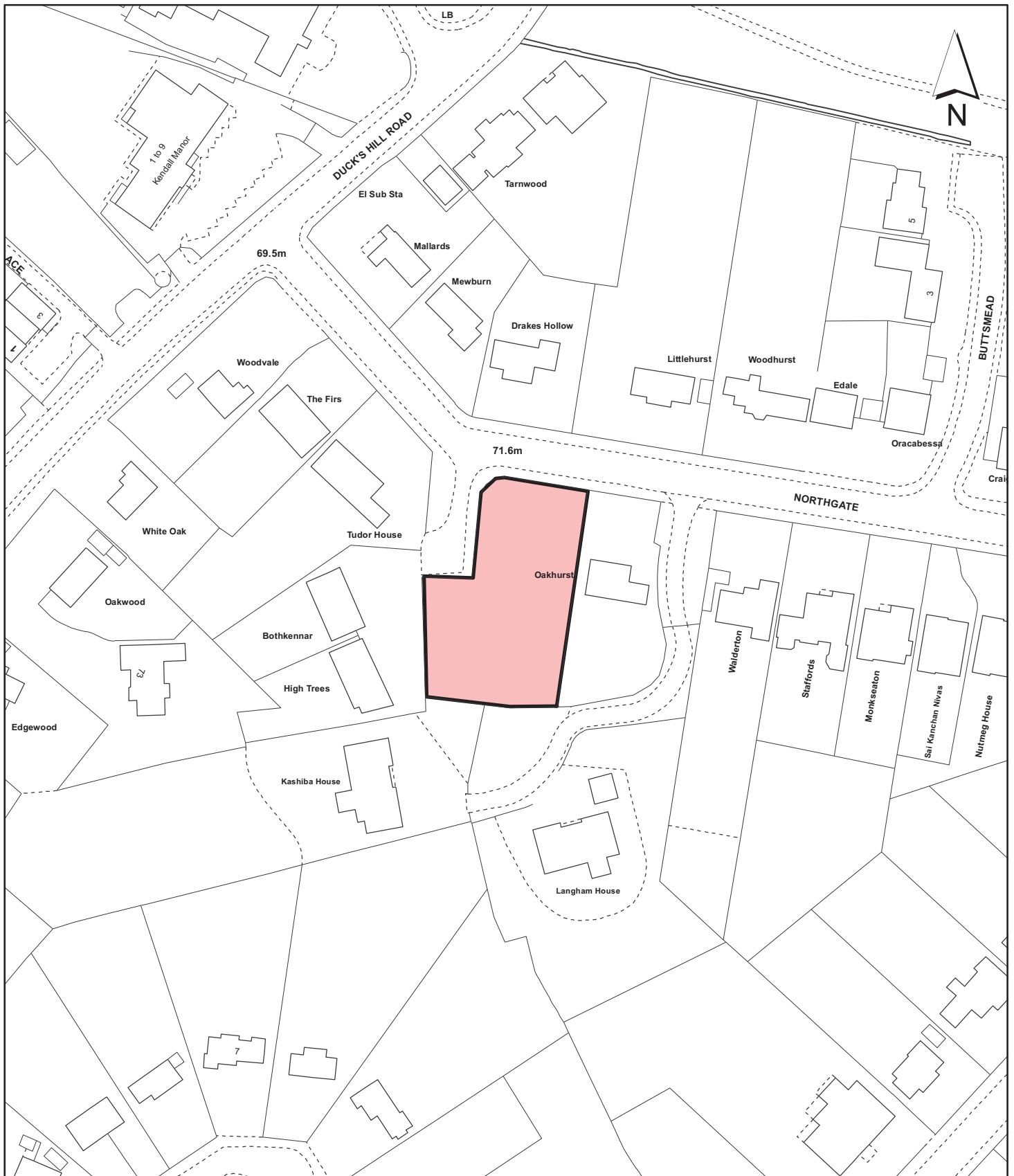
The proposed amendments do not result in significant change to the proposed house and are acceptable.

11. Reference Documents

National Planning Policy Framework (March 2012)
London Plan (July 2011)
Hillingdon Local Plan - Part Two: Saved UDP Policies (November 2012)
Council's Planning Obligations Supplementary Planning Document, July 2008
HDAS: Residential Layouts, July 2006 and Accessible Hillingdon, May 2013
Consultation Responses

Contact Officer: Richard Phillips

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Notes

 Site boundary

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Site Address

**Oakhurst
Northgate**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

67012/APP/2013/2040

Scale

1:1,250

Planning Committee

North Page 57

Date

**October
2013**



HILLINGDON
LONDON

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Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE HOUSE GARDENS HIGH ROAD EASTCOTE

Development: Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

LBH Ref Nos: 23846/APP/2013/2400

Drawing Nos: Archaeology Report, dated July 2012
D517/01
517/02
1517/03
517/04
517/05
517/06
517/07
517/08
Design & Access Statement

Date Plans Received: 20/08/2013 **Date(s) of Amendment(s):**
Date Application Valid: 23/08/2013

1. CONSIDERATIONS

1.1 Site and Locality

Eastcote House Gardens is a peaceful park of local and historical importance. It lies immediately east of the historic Eastcote Village and is included in the Conservation Area. The River Pinn, which carries 'The Celandine Route', Haydon Hall grounds, Forge Green Open Space and Long Meadow all lie to the north of the site and together form a green and pleasant matrix of public open space

1.2 Proposed Scheme

The current listed building consent application stems from a successful Heritage Lottery Fund bid to improve the physical condition and facilities of Eastcote Gardens. The lottery funded project includes the opportunity bring forward further archaeological investigations of the site, the latter undertaken as a community led archaeological project.

The works include repair to the listed Stables building to form a community space, with new kitchenette and disabled toilet, storage for tables and chairs and double doors to rear terrace.

A new cafe building is also proposed that would be partially set into the ground taking advantage of the change of site levels to minimise its visual intrusion. The new building would have an external footprint of 76 square metres, be rectangular in shape and be

approximately 13m long and 6 metres deep, finished with a pitch roof rising to 6metre (in contrast to the ridge height of 9 metre on the existing Stable Building). The new building would be linked by covered way to the Stables, to accommodate and provide indoor and outdoor covered sitting areas, toilet facilities, a Site Manager's office and Gardeners' toilet and storage at first floor.

The scheme would also involve repairs and improvements to the Dovecote with re-instatement of the louvers in the cupola, the building of a set of nesting boxes, the insertion of a door of wire mesh behind the upper half of the stable doors, the erection of exhibition boards for interpretation purposes and the installation of electricity.

The scheme would also involve:

(i) Straightening and raising of the south and east walls of the listed Walled Garden structures, with brick nibs on the south side of the south wall to form the framework for a facility for the volunteer gardeners' at the rear.

(ii) The repair of the ha-ha.

Other works that form part of the Heritage Lottery funded scheme for the site include:-

- Relocation of the car park to a site by the recently erected ornamental gates off Eastcote High Road;
- A series of archaeological excavations focused on the site of the old house and other areas;
- Improvements to aid the flow and biodiversity of the River Pinn, also a board walk, beach for 'pond dipping', ecology walk and outdoor classroom space
- The provision of CCTV, enhanced boundary planting, lighting and alarms to increase security

These latter bullet pointed works fall within permitted development, under the Council's permitted development rights and as such do not require express planning permission (or listed building consent as do those related to the listed structures or within the curtilage of the listed buildings).

1.3 Relevant Planning History

Comment on Planning History

No planning history directly relevant to this planning application, other than the parallel full planning application to this scheme (23846/APP/2013/2401)

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

A site notice was displayed and the application was advertised in the local newspaper and

the local amenity societies were consulted in writing.

Two written responses were received from neighbours to the listed building consent application. Both these were letters of objection. The reasons of objection can be summarised as follows.

1. A scheme of this size and type will substantially increase car parking in the area around the site.
2. The application should include transport /travel study to assess the impact of parking on the surrounding roads. This was raised at the consultation meetings relating to this project and we were assured that it would be included in the planning submission.
3. Recent events at Eastcote House have resulted in an unacceptable level of parking in the nearby roads. This is more than an annoyance. It is a danger to both drivers and pedestrians given the surrounding road layout. Emergency vehicles have great difficulty in getting through.
4. The on-site car parking is unlikely to be sufficient, even for small events.
5. Have concerns over the hours of operation and seek controls over this as part of any approval with no events after 8.30pm and no amplified music at any time, no alcohol, no bookings for private parties permitted.
- 6 . Have concerns over a new entrance to provide access then blocked with gates.
7. The only path leading to the Dovecote and the new will be over a steep and uneven grassy slope, which is no good from access perspective, as is the different surface treatments and level changes.
8. An established access path will be blocked.
9. I thoroughly reject any plans to alter this historic building. Renovation and sustaining of the original facade is essential, but turning it into some mix of ancient and modern is bordering on vandalism. The building should be maintained as an example of historic interest, not turned into some commercial enterprise which, if its successful will turn the tranquil park into a far less pleasurable place with increased traffic and parking, in addition to putting a 'carbuncle' on the side of a much loved building.

CASE OFFICER RESPONSE:

The issues raised surrounding car parking, impact on the surrounding road network and hours of operation, amplified music, alcohol and. private functions are not material planning considerations in respect of this Listed Building Consent application but are addressed in the report that accompanies the parallel

Points 6, 7, and 8 There are no new gates proposed or shown on plan, there will be level access provided to the Dovecote and no established path within the site will be blocked.

Point 9. Dealt with in the main body of this report. However it is not considered the scheme will be detrimental to the historic fabric and historic importance of the site and

building features, rather to the contrary it will improve the repair, fabric and original listed features. The new building will be a modest sympathetic addition to the site that would enhance the site as a community asset. The scheme's objectives are to improve the heritage assets on the site and to enhance the community function as opposed to being a commercially driven venture not withstanding there will be income generation arising from the cafe and community hall.

ENGLISH HERITAGE

The application concerns two listed buildings; the former's stable block and the garden walls to Eastcote House, both of which are of 17th century origin. The house itself was unfortunately demolished in the mid 20th century, and the stables and walled garden have been incorporated into a public park. Despite considerable efforts from local volunteers the stables, walled garden and dovecote have been deteriorating for some time, and are included on English Heritage's register of Heritage at Risk.

We are pleased to support the application, the principles of which reflect advice provided by English Heritage at pre-application stage. The proposed alterations to the stable block are modest and will sustain its significance, while the new facilities associated are of appropriate scale and design and will preserve the setting of the former stable block.

Partial rebuilding is proposed to the South and East walls of the walled garden. The walls are already much altered, and we understand a substantial building of the east wall taking place in 1981. The proposed works will restore the walls to their original height while conserving remaining historic fabric, greatly enhancing the special character of the walled garden but also providing horticultural and site security benefits.

RECOMMENDATION:

English Heritage is pleased to support this application, which secures the long term sustainable management of these designated assets. The application should therefore be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS:

The work to the dovecote is limited and is confined to the replacement of the boarding to the cupola by timber louvers, which would appear to be a traditional arrangement. We therefore have no concerns about this aspect of the proposal.

· It seems that the structural frame of the stable building is suffering from decay at high level in the north gable and the proposed solution is to protect the historic fabric from the weather by adding a layer of timber boarding. This would seem to be an acceptable response to the problem, though we note that care should be taken to ensure that the framing that supports the boarding does not damage the historic structural frame. The verges and other abutments will also need to be adjusted to provide proper weather protection to the structure below. In addition, a new link to the cafe is to adjoin the south gable where there is an existing opening and the east wall is to be opened up where there was formally an opening. We have no adverse comments to make regarding these changes.

· The east and south garden walls are currently leaning and it is proposed these should be pushed back into an upright position. If this intervention is to be carried out, it is important that a detailed method statement is set out in advance and that the structural details, such as the new foundations, are fully considered and agreed before work commences. We would like to be informed of the progress with these arrangements if possible, as this is an unusual strategy and the outcome is of interest to the Society.

4. UDP / LDF Designation and London Plan

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

Part 1 Policies:

- PT1.BE1 (2012) Built Environment
- PT1.CI2 (2012) Leisure and Recreation
- PT1.HE1 (2012) Heritage

Part 2 Policies:

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 7.8 (2011) Heritage assets and archaeology
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- NPPF

5. MAIN PLANNING ISSUES

The scheme would improve the physical repair and appearance of the listed buildings and the wider site more generally. The new cafe building is considered to have a subservient and sympathetic visual relationship to the Stable Building and not intrude unduly upon the listed Walled Garden. Previously there was a Coach House on the site of the new cafe.

A programme of archaeological investigation and historic building recording was undertaken at Eastcote House Gardens as part of the development stage of the funding application to this development scheme. These are detailed in the Archaeological Report that accompanies this application

Integral to the Eastcote House Gardens heritage funded project is an archaeological excavation to take place over four seasons, on the site of the old house, and on other sites within the grounds highlighted in the archaeological surveys. This is to inform the interpretation of the site and involve the whole community in archaeology.

The main planning consideration with this application relate to historic heritage issues and whether the scheme involving repairs, alterations and improvements to the listed buildings

and structures are sympathetic to and positively enhance the listed assets and whether the new cafe building represents a sympathetic neighbour to the listed stable building.

The works proposed are considered sensitive to the architectural and historic features of the site and the listed structures.

This lottery funded scheme taken as a whole is considered to improve the usability of this community asset. The repairs and improvements to the Stables Building, the ha-ha and Walled Garden walls are welcomed as they safeguard and enhance the listed heritage structures on the site. The new cafe building is considered appropriate in scale and footprint, meretricious in visual appearance terms and generally sympathetic to the setting of the Grade II listed Stables Building. The cafe building would occupy the site of an old Coach House which was demolished in 1964.

The planning application is not considered to raise any amenity issues to neighbours and the associated works falling within permitted development (therefore not material to this planning application scheme as such) have been reviewed by the relevant specialist development control officers and are considered acceptable from a heritage perspective, landscape and tree protection aspect, and with regard to highway and pedestrian safety.

In view of the scheme complying with relevant policies of the Hillingdon Local Plan Part 1 and Part 2, London Plan this scheme is recommended for approval.

The scheme would help safeguard the future physical condition of the listed structures and provide enhanced opportunities for visitors to the site to gain interpretation of this important heritage asset, to enjoy the site more generally, and for it to be used as a community resource. The scheme is consistent with Policy BE1, BE4 and BE9 the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012), London Plan Policy 7.8 and the National Planning policy Framework in respect of safeguarding archaeology and historic building.

The Council legally can not determine this Listed Building Consent given that the scheme involves works to the listed building and is under Council ownership. Accordingly it is recommended that this application is commended to the Department of Communities and Local Government for approval by the Secretary of

6. RECOMMENDATION

APPROVAL subject to the following:

1 CAC16 Time Limit (3 years) - Conservation Area Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D517/01, 517/02,

1517/03, 517/04, 517/05, 517/06, 517/07, 517/08, Existing Walled Garden (un-numbered), Existing plan and elevations to Dovecote (un-numbered), Existing Site plan (un-numbered) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

REASON

To ensure the development complies with the provisions Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and the London Plan (July 2011).

3 NONSC Non Standard Condition

Details in respect of the following aspect of the works to the former stable building shall be submitted to and approved in writing by the Local Planning Authority:

(a) A schedule/ specification for repairs and upgrading works to the stables with details to include the repair of the timber framing before the relevant part of the work is begun; new plasterwork and external render; weather boarding; reinstatement of lead gutter to front elevation ; details of insulation; upgrading works to meet means of escape and fire protection requirements.

(b) Details of the works to rebuild the front ground floor brick skin of the building to be submitted for agreement prior to the start of work on this element of the building; details to include confirmation of the position and size of the new and amended window and door openings; design/construction of brick arches over openings; samples of brickwork and details of bonding, mortar mix and pointing style.

(c) Details of all new and altered doors and windows; information to include samples of materials and details of colours and finishes; design and construction of new frames and windows casements, including glazing bars, and glazing; the design and construction of new doors, door frames and architraves.

(d) Details of services to be provided, including radiator locations, wiring and pipework runs

(e) Details of bat mitigation measures to be incorporated into the new work

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 NONSC Non Standard Condition

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Details of works to dovecote, including design, construction and fixing of nesting boxes; design and construction of mesh screen to door, works to potence and new louvers to cupola

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 NONSC Non Standard Condition

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of new opening and gate in garden wall adjacent to dovecote.
- (b) Methodology for works to push garden walls upright; details of post supports, plates and fixing system.
- (c) A sample panel of brickwork, illustrating bonding, mortar mix (mix to be agreed) and pointing style to be agreed on site for the reinstatement of the walls and new walls, panel to be kept on site during the works.
- (d) Details of the construction, materials and fixing of the pergola to the existing wall within the gardeners' compound and fences to this area.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 NONSC Non Standard Condition

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Samples of materials for new building, to include brickwork, tiles and other roofing materials to be submitted for agreement prior to the start of works.
- (b) Details of the construction and design of the covered link at 1:50, 1:20 or 1:1, as appropriate, to be submitted prior to the start of works on this element of the scheme.
- (c) Details of the materials, finish and design of the new windows and external doors.
- (d) Details of design and materials of the external steps and handrails.
- (e) Details of external flues and vents.
- (f) Design and materials of the bin enclosure

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

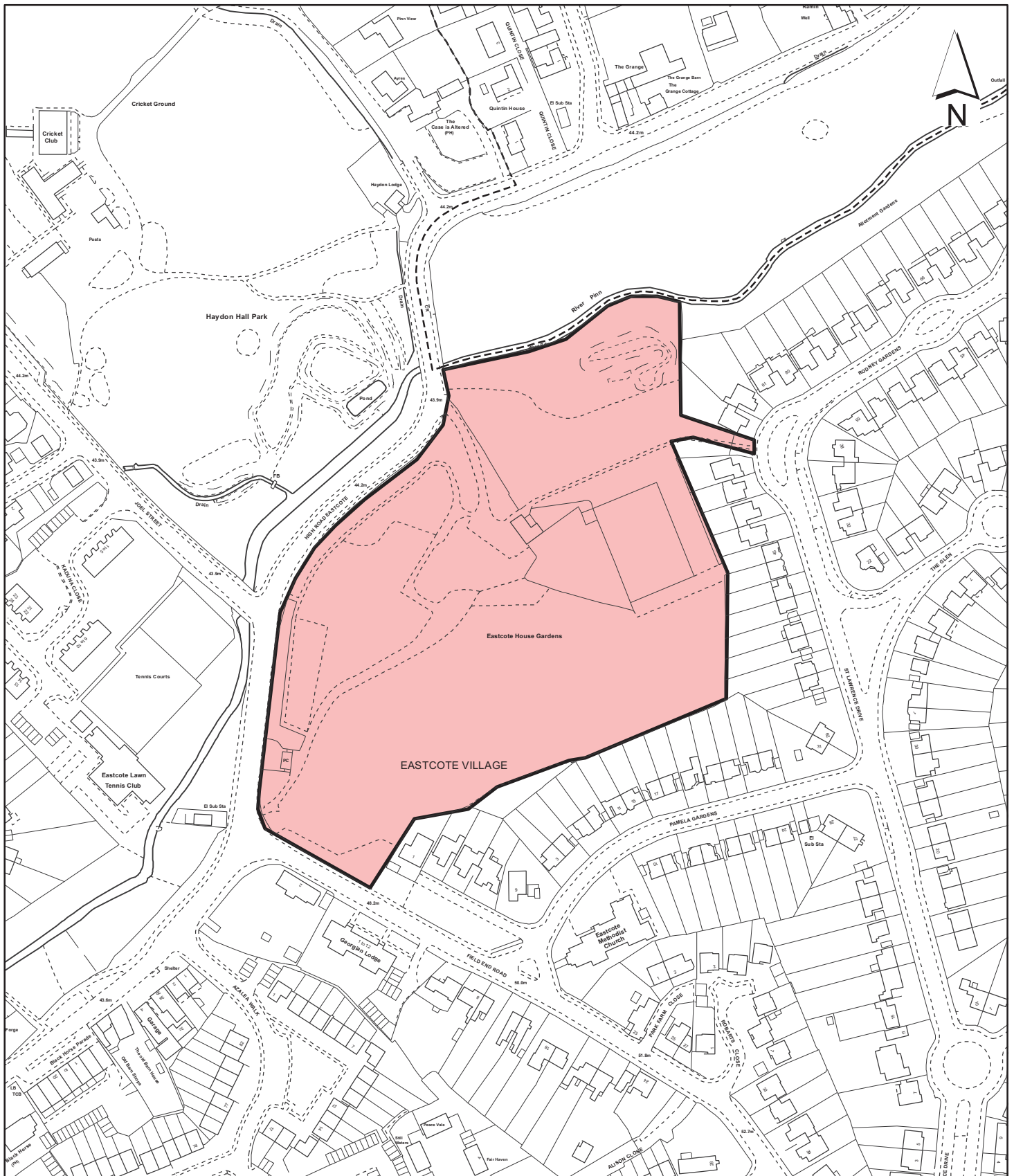
INFORMATIVES

- 1 The decision to recommend APPROVAL of this scheme to the Secretary of State 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 recommend APPROVAL of this scheme to the Secretary of State has been taken having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

- BE1 Development within archaeological priority areas
- BE4 New development within or on the fringes of conservation areas
- BE9 Listed building consent applications for alterations or extensions
- BE38 Retention of topographical and landscape features and provision of new planting and landscaping in development proposals.
- LPP 7.8 (2011) Heritage assets and archaeology
- LDF-AH Accessible Hillingdon , Local Development Framework, Supplementary Planning Document, adopted January 2010
- NPPF

Contact Officer: Gareth Gwynne

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Site Address

**Eastcote House Gardens
 High Road
 Eastcote**

Planning Application Ref:
23846/APP/2013/2400

Planning Committee
North Page 68

Scale
1:2,500

Date
October 2013

**LONDON BOROUGH
 OF HILLINGDON
 Residents Services**

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



HILLINGDON
 LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE HOUSE GARDENS HIGH ROAD EASTCOTE

Development: Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden and erection of new cafe building with site managers office, store and toilets and associated external works.

LBH Ref Nos: 23846/APP/2013/2401

Drawing Nos: D517/01
517/05
517/06
517/07
517/08
Existing Floor Plan and Elevations to Dovecote (un-numbered)
Existing Site Plan (un-numbered)
517/03
517/04
517/02
Bat Survey Report, dated August 2013
Archaeological Report, dated July 2012
Design and Access Statement

Date Plans Received: 21/08/2013 **Date(s) of Amendment(s):**

Date Application Valid: 23/08/2013

1. **SUMMARY**

The application seeks planning permission for:

(1) Repairs to the stable building to create a community use space with kitchenette and disabled toilet involving the insertion of double doors to a new external terrace;

(2) The erection of a new building linked by covered way to the stables to provide space for a cafe (with indoor and outdoor seating areas), a site manager office, storage area at 1st floor and toilet facilities;

(3) Repairs and improvements to the Dovecote including re-instatement of the louvers in the cupola; the construction of replica nesting boxes, erection of exhibition boards for interpretation purposes and the installation of electricity.

(4) Straightening and raising of the south and east walls of the Walled Garden

(5) Repair of the ha-ha.

Other works that form part of the Heritage Lottery funded scheme for the site include:-

· Relocation of the car park to a site by the recently erected ornamental gates off Eastcote High Road;

- A series of archaeological excavations focused on the site of the old house and other areas;
- Improvements to aid the flow and biodiversity of the River Pinn, also a board walk, beach for 'pond dipping', ecology walk and outdoor classroom space
- The provision of CCTV, enhanced boundary planting, lighting and alarms to increase security

These latter bullet pointed works fall within permitted development, under the Council's permitted development rights and as such do not require express planning permission (or listed building consent as do those related to the listed structures or within the curtilage of the listed buildings).

This lottery funded scheme taken as a whole is considered to improve the usability of this community asset. The repairs and improvements to the Stables Building, the ha-ha and Walled Garden walls are welcomed as they safeguard and enhance the listed heritage structures on the site. The new cafe building is considered appropriate in scale and footprint, meretricious in visual appearance terms and generally sympathetic to the setting of the Grade II listed Stables Building. The cafe building would occupy the site of an old Coach House which was demolished in 1964.

The planning application is not considered to raise any amenity issues to neighbours and the associated works falling within permitted development (therefore not material to this planning application scheme as such) have been reviewed by the relevant specialist development control officers and are considered acceptable from a heritage perspective, landscape and tree protection aspect, and with regard to highway and pedestrian safety.

In view of the scheme complying with relevant policies of the Hillingdon Local Plan Part 1 and Part 2, London Plan and the National Planning policy Framework this scheme is recommended for approval.

The Council legally can not determine the associated Listed Building Consent application (23846/APP/2013/2400) given that the scheme involves works to the listed building and is under Council ownership. Accordingly it is recommended that this planning application is approved, subject to the Department of Communities and Local Government approving the parallel listed building consent application. The Listed Building Consent application is also before this committee to consider.

2. RECOMMENDATION

APPROVAL subject to the following:

1 LB1 Time Limit (3 years) - Listd Building Consent

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

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990.

2 COM4 Accordance with Approved Plans

The development hereby permitted shall not be carried out except in complete accordance with the details shown on the submitted plans, numbers D517/01, 517/02,

1517/03, 517/04, 517/05, 517/06, 517/07, 517/08, Existing Walled Garden (un-numbered), Existing plan and elevations to Dovecote (un-numbered), Existing Site plan (un-numbered) and shall thereafter be retained/maintained for as long as the development remains in existence.

REASON

To comply with Section 18 of the Planning (Listed Buildings and Conservation Areas) Act 1990

3 CAC14 Further details on the works to the stable building

Details in respect of the following aspect of the works to the former stable building shall be submitted to and approved in writing by the Local Planning Authority:

(a) A schedule/ specification for repairs and upgrading works to the stables with details to include the repair of the timber framing before the relevant part of the work is begun; new plasterwork and external render; weather boarding; reinstatement of lead gutter to front elevation ; details of insulation; upgrading works to meet means of escape and fire protection requirements.

(b) Details of the works to rebuild the front ground floor brick skin of the building to be submitted for agreement prior to the start of work on this element of the building; details to include confirmation of the position and size of the new and amended window and door openings; design/construction of brick arches over openings; samples of brickwork and details of bonding, mortar mix and pointing style.

(c) Details of all new and altered doors and windows; information to include samples of materials and details of colours and finishes; design and construction of new frames and windows casements, including glazing bars, and glazing; the design and construction of new doors, door frames and architraves.

(d) Details of services to be provided, including radiator locations, wiring and pipework runs

(e) Details of bat mitigation measures to be incorporated into the new work

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

4 CAC14 Further details on the works to the dovecote

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

a) Details of works to dovecote, including design, construction and fixing of nesting boxes; design and construction of mesh screen to door, works to potence and new louvers to cupola

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

5 CAC14 Further details on the works to the Walled Garden walls

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Details of new opening and gate in garden wall adjacent to dovecote.
- (b) Methodology for works to push garden walls upright; details of post supports, plates and fixing system.
- (c) A sample panel of brickwork, illustrating bonding, mortar mix (mix to be agreed) and pointing style to be agreed on site for the reinstatement of the walls and new walls, panel to be kept on site during the works.
- (d) Details of the construction, materials and fixing of the pergola to the existing wall within the gardeners' compound and fences to this area.

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

6 CAC14 Further Details (Listed Buildings)

Detailed drawings or samples of materials, as appropriate, in respect of the following shall be submitted to and approved in writing by the Local Planning Authority before the relevant part of the work is begun:

- (a) Samples of materials for new building, to include brickwork, tiles and other roofing materials to be submitted for agreement prior to the start of works.
- (b) Details of the construction and design of the covered link at 1:50, 1:20 or 1:1, as appropriate, to be submitted prior to the start of works on this element of the scheme.
- (c) Details of the materials, finish and design of the new windows and external doors.
- (d) Details of design and materials of the external steps and handrails.
- (e) Details of external flues and vents.
- (f) Design and materials of the bin enclosure

REASON

To safeguard the special architectural and/or historic interest of the building in accordance with Policy BE8 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7 COM15 Sustainable Drainage System & Water Management

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

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

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

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

Thereafter the development shall proceed in accordance with the approved scheme.

REASON

To ensure the development does not increase the risk of flooding in accordance with Policy OE8 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and London Plan (July 2011) Policy 5.12.

8 NONSC Ecological Enhancement Scheme

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The scheme shall also include details of planting to replace the trees and shrubs lost with regards to ecological as well as landscape improvements. The development must proceed in accordance with the approved plans.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

9 N8 Limit for site noise level

The level of noise emitted from the site shall be 3dB below background noise at any time, as measured at the boundary of the nearest noise sensitive premises.

REASON

To safeguard the amenity of the surrounding area in accordance with Policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007) and London Plan (July 2011) Policy 7.15

10 COM10 Tree to be retained

Trees, hedges and shrubs shown to be retained on the approved plan shall not be damaged, uprooted, felled, lopped or topped without the prior written consent of the Local Planning Authority. If any retained tree, hedge or shrub is removed or severely damaged during construction, or is found to be seriously diseased or dying another tree, hedge or shrub shall be planted at the same place or, if planting in the same place would leave the new tree, hedge or shrub susceptible to disease, then the planting should be in a position to be first agreed in writing with the Local Planning Authority and shall be of a size and species to be agreed in writing by the Local Planning Authority and shall be planted in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier. Where damage is less severe, a

schedule of remedial works necessary to ameliorate the effect of damage by tree surgery, feeding or groundwork shall be agreed in writing with the Local Planning Authority. New planting should comply with BS 3936 (1992) 'Nursery Stock, Part 1, Specification for Trees and Shrubs'

Remedial work should be carried out to BS 3998:2010 'Tree work - Recommendations' and BS 4428 (1989) 'Code of Practice for General Landscape Operations (Excluding Hard Surfaces)'. The agreed work shall be completed in the first planting season following the completion of the development or the occupation of the buildings, whichever is the earlier.

REASON

To ensure that the trees and other vegetation continue to make a valuable contribution to the amenity of the area in accordance with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and to comply with Section 197 of the Town and Country Planning Act 1990.

11 COM6 Levels

No development shall take place until plans of the site showing the existing and proposed ground levels and the proposed finished floor levels of all proposed buildings have been submitted to and approved in writing by the Local Planning Authority. Such levels shall be shown in relation to a fixed and known datum point. Thereafter the development shall not be carried out other than in accordance with the approved details.

REASON

To ensure that the development relates satisfactorily to adjoining properties in accordance with policy BE13 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

12 COM8 Tree Protection

No site clearance or construction work shall take place until the details have been submitted to, and approved in writing by, the Local Planning Authority with respect to:

1. A method statement outlining the sequence of development on the site including demolition, building works and tree protection measures.
2. Detailed drawings showing the position and type of fencing to protect the entire root areas/crown spread of trees, hedges and other vegetation to be retained shall be submitted to the Local Planning Authority for approval. No site clearance works or development shall be commenced until these drawings have been approved and the fencing has been erected in accordance with the details approved. Unless otherwise agreed in writing by the Local Planning Authority such fencing should be a minimum height of 1.5 metres.

Thereafter, the development shall be implemented in accordance with the approved details. The fencing shall be retained in position until development is completed.

The area within the approved protective fencing shall remain undisturbed during the course of the works and in particular in these areas:

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

REASON

To ensure that trees and other vegetation can and will be retained on site and not damaged during construction work and to ensure that the development conforms with policy BE38 Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

13 COM9 Landscaping

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

1. Details of Soft Landscaping

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

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

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

2. Details of Hard Landscaping

2.a Refuse Storage

2.b Means of enclosure/boundary treatments

2.c Hard Surfacing Materials

2.d External Lighting

3. Details of Landscape Maintenance

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

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

4. Schedule for Implementation

5. Other

5.a Existing and proposed functional services above and below ground

5.b Proposed finishing levels or contours

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

REASON

To ensure that the proposed development will preserve and enhance the visual amenities of the locality and provide adequate facilities in compliance with policies of the London Plan (July 2011)

14 N12 Air extraction system - noise and odour

No air extraction system shall be used on the premises until a scheme for the control of noise and odour emanating from the site has been submitted to and approved in writing by the Local Planning Authority. The approved scheme shall then 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 safeguard the amenity of the occupants of surrounding properties in accordance with policy OE1 of the Hillingdon Unitary Development Plan Saved Policies (September 2007)

and London Plan (July 2011) Policy 7.15

INFORMATIVES

1 112 Notification to Building Contractors

The applicant/developer should ensure that the site constructor receives copies of all drawings approved and conditions/informatives attached to this planning permission. During building construction the name, address and telephone number of the contractor (including an emergency telephone number) should be clearly displayed on a hoarding visible from outside the site.

2 152 Compulsory Informative (1)

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

3 153 Compulsory Informative (2)

The scheme is recommended for APPROVAL subject to Secretary of State approving the parallel Listed Building Consent (23846/APP/2013/2400) having regard to the policies and proposals in the Hillingdon Unitary Development Plan Saved Policies (September 2007) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

BE1	Development within archaeological priority areas
BE4	New development within or on the fringes of conservation areas
BE8	Planning applications for alteration or extension of listed buildings
BE13	New development must harmonise with the existing street scene.
BE19	New development must improve or complement the character of the area.
OE1	Protection of the character and amenities of surrounding properties and the local area
NPPF12	

3. CONSIDERATIONS

3.1 Site and Locality

Eastcote House Gardens is a peaceful park of local and historical importance. It lies immediately east of the historic Eastcote Village and is included in the Conservation Area. The River Pinn, which carries 'The Celandine Route', Haydon Hall grounds, Forge Green Open Space and Long Meadow all lie to the north of the site and together form a green and pleasant matrix of public open space.

3.2 Proposed Scheme

The current planning application scheme stems from a successful Heritage Lottery Fund bid for the improve of the physical condition and facilities of Eastcote Gardens including the opportunities the scheme will bring for further archaeological investigations of the site, the latter undertaken as a community led archaeological project.

The works include repair to the listed Stables building to form a community space, with

new kitchenette and disabled toilet, storage for tables and chairs and double doors to rear terrace.

A new cafe building is also proposed that would be partially set into the ground taking advantage of the change of site levels to minimise its visual intrusion. The new building would have an external footprint of 76 square metres, be rectangular in shape and be approximately 13m long and 6 metres deep, finished with a pitch roof rising to 6metre (in contrast to the ridge height of 9 metre on the existing Stable Building). The new building would be linked by covered way to the Stables, to accommodate and provide indoor and outdoor covered sitting areas, toilet facilities, a Site Manager's office and Gardeners' toilet and storage at first floor.

The scheme would also involve repairs and improvements to the Dovecote with re-instatement of the louvers in the cupola, the building of a set of nesting boxes, the insertion of a door of wire mesh behind the upper half of the stable doors, the erection of exhibition boards for interpretation purposes and the installation of electricity.

The scheme would also involve:

(i) Straightening and raising of the south and east walls of the listed Walled Garden structures, with brick nibs on the south side of the south wall to form the framework for a facility for the volunteer gardeners' at the rear.

(ii) The repair of the ha-ha

The Eastcote Garden project also involves the relocation of the current informal car parking arrangement that is located in front of the Stables Building, to a new purpose built car park that would be located in an area which benefits from trees located towards the Eastcote High Road entrance. No trees of significant amenity value would be lost as a result of the new car park. The car park is to provide improved facilities and visitor safety and to enable the enhancement of the setting of the Stables. The works to make new car park area to Eastcote Gardens are being undertaken under general permitted development rights bestowed upon the Council and therefore lie outside this planning application.

3.3 Relevant Planning History

23846/APP/2013/2400 Eastcote House Gardens High Road Eastcote

Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

Decision:

Comment on Relevant Planning History

No planning history directly relevant to this planning application, other than the parallel Listed Building Consent application to this scheme (23846/APP/2013/2400).

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.BE1 (2012) Built Environment

PT1.HE1 (2012) Heritage

Part 2 Policies:

BE1 Development within archaeological priority areas

BE4 New development within or on the fringes of conservation areas

BE8 Planning applications for alteration or extension of listed buildings

BE13 New development must harmonise with the existing street scene.

BE19 New development must improve or complement the character of the area.

OE1 Protection of the character and amenities of surrounding properties and the local area

NPPF12

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

Individual letters were sent to 140 owner/occupiers and to the local amenity societies. A site notice was displayed and the application advertised in the local newspaper.

Four letters were received from neighbours. All are objecting to the scheme. The comments and reasons of objection can be summarised as follows:

1. I am pleased that the historic buildings on this site are going to be repaired and preserved however objection to several elements of the proposal.
2. A scheme of this size and type will substantially increase parking in the area around the site.
3. The application should include transport /travel study to assess the impact of parking on the surrounding roads. This was raised at the consultation meetings relating to this project and we were assured that it would be included in the planning submission.
4. Recent events at Eastcote House have resulted in an unacceptable level of parking in the nearby roads. This is more than an annoyance. It is a danger to both drivers and pedestrians given the surrounding road layout. Emergency vehicles have great difficulty in getting through.
5. The on-site car parking is unlikely to be sufficient, even for small events.
6. Have concerns over the hours of operation and seek controls over this as part of any approval with no events after 8.30pm and no amplified music at any time, no alcohol, no bookings for private parties permitted.

7. Have concerns over a new entrance to provide access then blocked with gates.
8. The only path leading to the Dovecote and the new will be over a steep and uneven grassy slope, which is no good from access perspective, as is the different surface treatments and level changes.
9. The planting proposed will be poisonous.
10. An established access path will be blocked.
11. Trees will be felled to create a new car park.
12. The scheme will disturb the peace of Eastcote Gardens. I would rather see the Stables Building lost forever to preserve the existing peace.
13. There is no need for cafe, there are facilities in the area that provide these services.
14. Unhappy with the level of local public consultation prior to submission of the application.
15. The scheme bears no relation to the original plan to find a home for the Eastcote Billiards Club in the Stables Building.
16. The scheme will effect property values adversely and this should be a material planning consideration.
17. The money would be better spent on the entrance to the Eastcote Gardens.
18. A new entrance to the Walled Gardens will result in people throwing stones into the back gardens of neighbours in St Lawrence Drive.

ENGLISH HERITAGE

The application concerns two listed buildings; the formers stable block and the garden walls to Eastcote House, both of which are of 17th century origin. The house itself was unfortunately demolished in the mid 20th century, and the stables and walled garden have been incorporated into a public park. Despite considerable efforts from local volunteers the stables, walled garden and dovecote have been deteriorating for some time, and are included on English Heritage' register of Heritage at Risk.

We are please to support the application, the principles of which reflect advice provided by English Heritage at pre-application stage. The proposed alterations to the stable block are modest and will sustain its significance, while the new facilities associated are of appropriate scale and design and will preserve the setting of the former stable block.

Partial rebuilding is proposed to the South and East walls of the walled garden. The walls are already much altered, and we understand a substantial building of the east wall taking place in 1981. The proposed works will restore the walls to their original height while conserving remaining historic fabric, greatly enhancing the special character of the walled garden but also providing horticultural and site security benefits.

RECOMMENDATION:

English Heritage is pleased to support this application, which secures the long term sustainable

management of these designated assets. The application should therefore be determined in accordance with national and local policy guidance, and on the basis of your specialist conservation advice. It is not necessary for us to be consulted again. However, if you would like further advice, please contact us to explain your request.

SOCIETY FOR THE PROTECTION OF ANCIENT BUILDINGS:

The work to the dovecote is limited and is confined to the replacement of the boarding to the cupola by timber louvers, which would appear to be a traditional arrangement. We therefore have no concerns about this aspect of the proposal.

- It seems that the structural frame of the stable building is suffering from decay at high level in the north gable and the proposed solution is to protect the historic fabric from the weather by adding a layer of timber boarding. This would seem to be an acceptable response to the problem, though we note that care should be taken to ensure that the framing that supports the boarding does not damage the historic structural frame. The verges and other abutments will also need to be adjusted to provide proper weather protection to the structure below. In addition, a new link to the cafe is to adjoin the south gable where there is an existing opening and the east wall is to be opened up where there was formally an opening. We have no adverse comments to make regarding these changes.

- The east and south garden walls are currently leaning and it is proposed these should be pushed back into an upright position. If this intervention is to be carried out, it is important that a detailed method statement is set out in advance and that the structural details, such as the new foundations, are fully considered and agreed before work commences. We would like to be informed of the progress with these arrangements if possible, as this is an unusual strategy and the outcome is of interest to the Society.

Internal Consultees

CONSERVATION TEAM:

PROPOSAL: Full planning permission for refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works.

Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

BACKGROUND: The site, which falls within a public park originally formed part of the grounds to Eastcote House, (now demolished). It is within the Eastcote Village Conservation Area and includes a number of outbuildings and structures associated with the former house. These are an 18th century dovecot, a 17th century timber framed stable block and a flint lined ha ha (protective garden wall within a ditch). All of the buildings are listed at grade II and the ha ha is also considered to be protected as it falls within the curtilage of the listed structures. The park is included on the London Parks and Gardens Trust Inventory and falls within an area designated as a Green Link in the saved UDP policies.

The Council has recently undertaken basic repairs to all of the buildings and the walled garden, however, the stables, in particular, now require considerable repair and upgrading.

COMMENTS: The scheme subject of these applications has been developed as part of an HLF bid

and in conjunction with a steering group comprising local groups, Council and English Heritage Officers and Ward Councillors. The proposals have been refined following extensive public consultation and provide for the repair and reuse of the stables as a community facility and an adjacent new structure, approximately in the position of the former coach house, to provide new facilities. This would be linked to the stables, via a simple covered pergola structure, and used to provide a cafe and park manager's office, plus providing much needed public toilets. The works within the park also include the repair and restoration of the dovecote; works to push the two leaning walls of the walled garden back to vertical and to return them to their original height, and the repair of the ha ha. A new car park, the relaying of the existing stable courtyard area and the provision of a new facility for the gardeners to the rear of the walled garden, are part of the overall scheme of works for the site, but are considered as permitted development.

CONCLUSION: There are no objections to these applications; the proposed work will secure the long term future of the park and its historic structures, making them more accessible and providing additional community facilities for local residents.

If minded to recommend these applications for approval, then the following conditions should be considered:

Stables

- A schedule/specification for repairs and upgrading works to the stables to be submitted for agreement prior to the start of works on this building; details to include the repair of the timber framing; new plasterwork and external render; weather boarding; reinstatement of lead gutter to front elevation; details of insulation; upgrading works to meet means of escape and fire protection requirements.
- Details of the works to rebuild the front ground floor brick skin of the building to be submitted for agreement prior to the start of work on this element of the building; details to include confirmation of the position and size of the new and amended window and door openings; design/construction of brick arches over openings; samples of brickwork and details of bonding, mortar mix and pointing style.
- Details of all new and altered doors and windows; information to include samples of materials and details of colours and finishes; design and construction of new frames and windows casements, including glazing bars, and glazing; the design and construction of new doors, door frames and architraves.
- Details of services to be provided, including radiator locations, wiring and pipework runs
- Details of bat mitigation measures to be incorporated into the new work

Dovecote

- Details of works to dovecote, including design, construction and fixing of nesting boxes; design and construction of mesh screen to door, works to potence and new louvers to cupola.

Garden walls

- Details of new opening and gate in garden wall adjacent to dovecote.
- Methodology for works to push garden walls upright; details of post supports, plates and fixing system.
- A sample panel of brickwork, illustrating bonding, mortar mix (mix to be agreed) and pointing style to be agreed on site for the reinstatement of the walls and new walls, panel to be kept on site during the works.
- Details of the construction, materials and fixing of the pergola to the existing wall within the gardeners' compound and fences to this area to be agreed prior to the start of work in this area.

New Buildings

- Samples of materials for new building, to include brickwork, tiles and other roofing materials to be submitted for agreement prior to the start of works.

- Details of the construction and design of the covered link at 1:50, 1:20 or 1:1, as appropriate, to be submitted prior to the start of works on this element of the scheme.
- Details of the materials, finish and design of the new windows and external doors,
- Details of design and materials of the external steps and handrails,
- Details of external flues and vents, and the
- Design and materials of the bin enclosure, to be submitted prior to the start of work on these elements of the scheme.

WASTE DEVELOPMENT MANAGER:

No objection, the bin and recycling provision is consistent with the Council's refuse capacity guidelines.

FLOOD AND WATER MANAGAMENT OFFICER:

No objection subject to standard Sustainable Urban Drainage condition being applied.

SUSTAINABILITY OFFICER:

Ecology

I have no objections to the proposed development subject to the following comments:

A bat survey has been undertaken in accordance with best practice and Natural England standing advice. The proposals have been determined to have a likely adverse impact on bats.

The implications of the Habitat Directive and in turn the Conservation Regulations must be considered when a development is considered to have an impact on a European protected species (all bats fall into this category). The Council must be assured that the development is necessary, there are no alternatives, and that if it proceeds that the favourable status of European protect species is maintained.

The applicant has submitted the evidence to demonstrate the application of these three derogation tests and I am satisfied that the implications for bats has been properly considered.

The recommendations in the Ecology survey will ensure that there is suitable mitigation, but as the designs of the final development are subject to tweaking the mitigation measures need to be confirmed.

Furthermore, there is extensive removal of vegetation that I was not previously aware of. From a broader ecological point of view, I am not satisfied that the current plans demonstrate the suitable protection of what is there now, or replacement for what will be lost. Limited enhancement measures have been put forward and therefore the following condition is necessary to secure the recommended mitigation measures for bats, and to deliver broader ecological enhancements:

CONDITION

Prior to commencement of development an ecological enhancement scheme shall be submitted to and approved in writing by the Local Planning Authority. The scheme shall clearly detail measures to promote and enhancement roosting and foraging opportunities for bats including the incorporation of new roosting facilities within the fabric of the buildings. The scheme shall also include details of planting to replace the trees and scrubs lost with regards to ecological as well as landscape improvements. The development must proceed in accordance with the approved plans.

REASON

To ensure the development contributes to ecological enhancement in accordance with Policy EM7

(Local Plan) and Policy 7.28 of the London Plan.

HIGHWAYS OFFICER:

The parking provision associated with this development is being increased from 8 to 23. It is considered unlikely to contribute significantly to the peak hour trips so as to be a cause for concern. No objections are raised on highway grounds.

ACCESS OFFICER:

1. Accessible car-parking bays should be sited within 40m of the entrance. They should be a minimum of 4.8m x 2.4m and marked and signed in accordance with BS 8300.

2. A suitable access route to the building should be provided from the car parking area. Paths forming access routes should be a minimum of 1.5m clear wide, no steeper than 1:21(unless designed as a suitable ramp), non-slip, well lit and clearly defined using texture and visual contrasts.

3. Whilst works are in progress to regrade the courtyard area, the opportunity should be taken to provide a more comfortable surface material for wheelchair users. Where the joints between paving materials are filled but recessed below the surface, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 10mm and the recess no deeper than 5mm. Where the joints are unfilled, the difference in level between adjacent units should be no greater than 2mm, with the joints no wider than 5mm.

4. Toilets should be designed and fitted in accordance with the guidance given in Approved Document M to the Buildings Regulations 2004. The accessible toilet should be signed either "Accessible WC" or "Unisex". Alternatively, the use of the "wheelchair" symbol and the words "Ladies" and "Gentlemen" or "Unisex" would be acceptable.

5. A combination of both left and right hand transfer spaces should be provided, as more than one unisex accessible toilet facility is proposed.

6. The approach to the accessible toilet facilities should be improved by reworking the lobby areas to ensure that the door openings do not conflict. The door leading into the new toilet block should open outwards, as should the external door on the lean-to element.

Conclusion:

The proposal is considered to be acceptable for a accessibility standpoint subject to a planning condition to address these minor revisions to the internal layouts.

TREES & LANDSCAPE OFFICER:

CONTEXT: The site is the gardens and parkland which formed the setting created for the former Eastcote House. The house no longer exists although the parkland with terraces, paths and mature trees remain, as do the Stables, Dovecote and Walled Garden, all of which are listed Grade II. There are no Tree Preservation Orders affecting trees on the site, although the Gardens lie within the Eastcote Village Conservation Area, a designation which protects existing trees.

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

- The design proposals were set out in the successful Stage 2 application to the Heritage Lottery Fund and are briefly described in the Design & Access Statement.
- No tree survey has been submitted. However, a minimal amount of tree removal (including selected removal from part of a group of Yews) will be necessitated by the proposed new building. This enabling work was agreed during the pre-application discussions and development of the HLF bid.
- While the submitted drawings and descriptions of work focus on the new build and restoration elements of the project, the associated hard and soft external landscape elements will be an integral feature of the development.
- Good quality materials, finishes and detailing will be required to link and visually complement the built elements and enhance the visitor experience.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions COM6, COM8, COM9 (parts 1,2,4,5 and 6), COM10

ENVIRONMENT PROTECTION UNIT:

No objection, subject to standard condition in respect of control of odours and noise from air extraction systems.

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The site is currently a public park. The scheme involves no change of use for the site, rather it seeks to repair and improve the existing facilities and historic structures in the gardens and to provide a new cafe building that would serve the park and the walled gardens in particular. As such there is no issue to consider in respect to the principle of the development in planning policy land use terms.

7.02 Density of the proposed development

The issue of residential density is not applicable to this non-residential scheme.

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

The site is located in Eastcote Village Conservation Area. Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities; development should avoid the demolition or loss of such features. There will be a presumption in favour of retaining buildings which make a positive contribution to the character or appearance of a conservation area. applications for planning permission should contain full details, including siting and design, or replacement buildings. applications for consent for demolition will depend upon the submission and approval of such details.

The scheme would improve the physical repair and appearance of the listed buildings and the wider site more generally. The new cafe building is considered to have a subservient and sympathetic visual relationship to the Stable Building and not intrude unduly upon Eastcote Gardens or the Walled Garden. The scheme would also prove a valuable community asset and enable better interpretation of this important local heritage asset. As such the scheme is considered to comply with Policy BE4.

A programme of archaeological investigation and historic building recording was undertaken at Eastcote House Gardens as part of the development stage of the funding application to this development scheme. These are detailed in the Archaeological Report

that accompanies this application

Integral to the Eastcote House Gardens heritage funded project and this scheme is an archaeological excavation to take place over four seasons, on the site of the old house, and on other sites within the grounds highlighted in the archaeological surveys. This is to inform the interpretation of the site and involve the whole community in archaeology.

The scheme is consistent with Policy BE1 and London Plan policy 7.8 in respect of safeguarding archaeology and historic building conditions, subject to appropriate planning conditions.

7.04 Airport safeguarding

The scheme provides no airport safeguarding issues to consider.

7.05 Impact on the green belt

Not applicable as site is not located within designated Green Belt or adjacent to designated Green Belt

7.07 Impact on the character & appearance of the area

Policy BE4 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states new development within or on the fringes of conservation areas will be expected to preserve or enhance those features which contribute to their special architectural and visual qualities.

Policy BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) states the local planning authority will seek to ensure that new development within residential areas complements or improves the amenity and character of the area.

The proposed scheme will provide valuable capital investment to the listed structures on site that will better safeguard them and the scheme would restore a series of original heritage features. The scheme would also provide an opportunity for this heritage asset to be more used by the general public and the local community with the provision of a new public hall space (located within the stable block) and through the addition of a new cafe facility.

The new cafe/site office building is of a comparable footprint to the stable block but will be significantly lower in ridge height than the stable block helping to ensure it is subservient in character to the listed building. The new building's visual imposition from the rear (from the south east) is reduced further by the change in levels and the scheme involving excavating into the site. The simple and unfussy design approach taken to the elevations, which is evident in the elevation facing the stable block further underline its subservient design that will complement the listed building and enhance the general character of the Eastcote Village Conservation Area. As such the scheme is considered to comply with Policies BE4 and BE19 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

The additional car parking provision is not formally part of the application as it falls within permitted development. However the car parking provision is considered to be more discretely located than the existing informal car parking arrangement within the stable block courtyard area. The new car parking area would be well screened from the wider park and streetscene by established trees and other vegetation.

7.08 Impact on neighbours

The scheme does not involve a change of use for the site. Whilst it is considered the

gardens will be used more frequently and intensely following the improvement to the site and the provision of a public cafe, given the fact that the nearest residential properties are some 90 metres away from the cafe building, and the new cafe building is single storey, and would be screened from the nearest residential properties by the Walled Gardens it is not considered the scheme will have any adverse amenity impact to any neighbouring residents.

The traffic and parking impact of the scheme and the additional car parking associated with the scheme but achieved under permitted development and therefore not formally part of the application are addressed elsewhere in Section 7.10 of the report

7.09 Living conditions for future occupiers

Not applicable as not a residential scheme.

7.10 Traffic impact, car/cycle parking, pedestrian safety

Policy AM14 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) new development will only be permitted where it is in accordance with the council's adopted car parking standards. The scheme provides additional car parking provision to the public park and with regard to the new cafe and enhanced community space within the stable block the Council's Highway Engineer has reviewed the scheme and considers the provision is consistent with Policy AM14.

7.11 Urban design, access and security

URBAN DESIGN/HERITAGE:

The main planning consideration with this application relate to historic heritage issues and whether the scheme involving repairs, alterations and improvements to the listed buildings and structures are sympathetic to and positively enhance the listed assets and whether the new cafe building represents a sympathetic neighbour to the listed stable building.

The works proposed are considered sensitive to the architectural and historic features of the site and the listed structures. They will help safeguard the future physical condition of the listed structures and provide opportunities for the site to be enjoyed by more people as a community resource for the residents of Eastcote and beyond. As such the scheme is considered to comply with Policies BE4, BE8, BE19 and R7 of the of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012).

7.12 Disabled access

Policies R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) seek to ensure that developments of this type incorporate inclusive design, as do Policies 7.1 and 7.2 of the London Plan. Further detailed guidance is provided within the Accessible Hillingdon SPD.

The scheme would improve accessibility to the site for all. The Stables building is currently inaccessible to wheelchair users and the infirm with no level access to the front or rear. The proposed scheme with new door in the south wall will provide level access have and the courtyard will be re laid to allow level access to the west door. A disabled toilet will be provided in the lean-to, for the use of groups hiring the Stables.

The New Build will have level access to its indoor and outdoor seating areas, and a second disabled toilet will be provided. The upper level (with the office, gardeners' toilet and storage) will be able to be accessed by path from the rear.

The Walled Garden would have an additional gate inserted to assist disabled visitors with the gradient on the south side of the Garden. This would help with access to the

Gardeners' Facility.

Resurfacing and levelling of the paths is proposed, with a new, level access to the Dovecote with a paved area outside its door. The creation of raised beds with a sensory garden is proposed for the benefit of wheelchair users and vision impaired visitors.

The car park will be resited, properly laid out and lit and two disabled spaces provided. The boardwalk will make the bridge over the Pinn much more accessible in wet weather to those with mobility difficulties.

The scheme has been reviewed with the Council's Access Officer and no objection raised to the scheme. Subject to an appropriate condition it is considered that the proposal would provide an inclusive environment for future users in accordance with Policies R16 of the Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and Policies 7.1 and 7.2 of the London Plan

7.13 Provision of affordable & special needs housing

Not applicable as not a residential scheme.

7.14 Trees, Landscaping and Ecology

TREES AND LANDSCAPING

The Council's Landscape & Tree Officer has reviewed the scheme and confirmed no valuable trees would be lost to make space for the new car park. As such the car parking provision is not detrimental to the natural features worthy of retention and as such is consistent with Policy BE4 and BE38.

Integral to the success of the overall scheme will be the adoption of high quality materials in respect to the hardstanding areas and in respect to the specification of the soft external landscape elements.

This scheme has been subject to extensive pre-application discussions with the Council's Tree and Landscape Officer.

The Landscape Officer is satisfied with the design approach taken to the walled garden and the surrounding landscaped areas and as such raises no objection subject to further details being provided prior to commencement that can be addressed by planning condition.

ECOLOGY:

A bat survey accompanied the application and the Sustainability officer has confirmed the applicant has provided evidence to demonstrate the application meets the 3 derogation tests. Mitigation measures are contained within the survey report and I am satisfied that the implications for bats has been properly considered.

There is extensive removal of vegetation on the wider site. To address this a condition is necessary to deliver broader ecological enhancements and safeguard the bats. The scheme is considered to be in accordance with Policy EM7 (Local Plan) and Policy 7.28 of the London Plan.

7.15 Sustainable waste management

The waste storage and collection arrangements are considered acceptable and consistent with Council's refuse and recycling capacity standards.

7.16 Renewable energy / Sustainability

Given both the small scale nature of the new built development and the sensitivities of the new cafe building in respect to the setting of the listed stable block it is not considered necessary to require any renewable energy measures for the scheme.

7.17 Flooding or Drainage Issues

The works that form part of the planning application and the works to create a new car park do not fall within the flood risk area that runs along the River Pinn. The Council's Flood and Water Management Officer has reviewed the application and is satisfied with the scheme subject to a sustainable urban drainage condition.

7.18 Noise or Air Quality Issues

NOISE

The nearest residential dwelling is located over 90 metres away from the former stable building and the new cafe building and an equal distance would be maintained between the new car park serving the scheme and the nearest residential dwelling. As such the scheme is not considered to raise any noise related amenity issues to neighbours from activities within these buildings from the car park. A minimum distance of over 50 metres is provided from Eastcote Road so the scheme requires no measures controlled by planning condition

AIR QUALITY

The site is not located in an Air Quality Management Area. The scheme is not considered of a scale to raise any adverse issues in air quality terms.

7.19 Comments on Public Consultations

Point 1 is noted.

Points 2- 5 No commitment was made that the scheme would be accompanied by a Transport Study. It was guaranteed that a Highways Officer would be consulted on the scheme. These comments are provided elsewhere in the report.

Point 6 - The hours of operation will be controlled by licensing. A condition will be attached in respect to amplified music. It is considered unreasonable to curb private hire of the venue.

Point 9 - The scheme proposes no new Yew trees. The details of the landscaping and planting will be dealt with by planning condition

Points 7 and 10 - No existing path or new paths will be blocked as part of the scheme. No gates are shown on the plans.

Point 8 - The scheme will provide level access to the Dovecote. The surface treatment and the access arrangements will be significantly better than is current.

Point 11 - The Council's landscape Officer has reviewed the scheme and no trees of any note would be lost and replacement planting scheme.

Point 12 Comment is noted. The Council as owner of the Stables a Grade II listed building are under a statutory obligation to safeguard its future.

Point 13 - It is considered the cafe will be an important community resource that will enhance the life and use of Eastcote Gardens and provide a focus to the scheme

Point 14 - There has been very extensive community consultation on the scheme undertaken by officer of the Council and the Friends of Eastcote Gardens as community partners to the scheme

Point 15 Is noted but is beyond the control of the local planning authority.

7.20 Planning Obligations

None.

7.21 Expediency of enforcement action

Not applicable.

7.22 Other Issues

ECOLOGY:

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 the scheme will bring tangible improvements to this community facility and safeguard and improve an important heritage that serves Eastcote. The new building will not have a negative impact upon the setting of the stable building or upon the walled gardens or upon any archaeological remains. Accordingly the scheme is considered to comply with Policies BE1, BE3, BE4, BE8, BE9, BE10, BE15, R7 and R16 of Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012) and relevant London Plan

policies and as such is recommended for approval subject to Department of Communities and Local Government approving the associated Listed Building Consent application (23846/APP/2013/2401).

11. Reference Documents

Hillingdon Local Plan: Part One (November 2012)

Hillingdon Local Plan: Part Two Saved UDP Policies (November 2012)

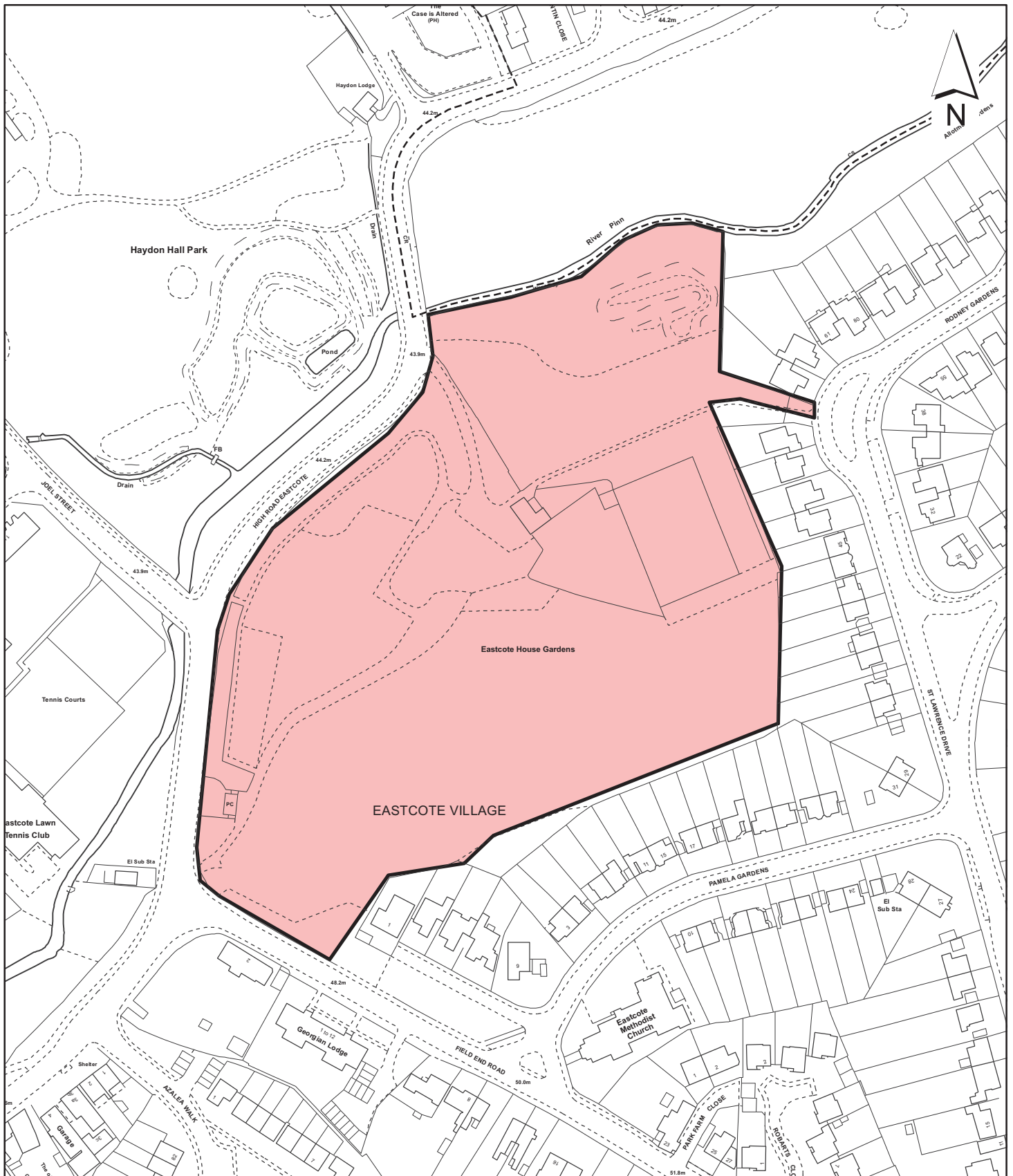
London Borough of Hillingdon's HDAS 'Accessible Hillingdon' Supplementary Planning Document (May 2013)

London Plan (July 2011)

National Planning Policy Framework (March 2012)

Contact Officer: Gareth Gwynne

Telephone No: 01895 250230



<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 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p style="text-align: center;">Eastcote House Gardens Eastcote</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p style="text-align: center;">23846/APP/2013/2401</p>	<p>Scale</p> <p style="text-align: center;">1:2,000</p>	 HILLINGDON LONDON
	<p>Planning Committee</p> <p style="text-align: center;">Major Applications</p>	<p>Date</p> <p style="text-align: center;">October 2013</p>	

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Report of the Head of Planning, Sport and Green Spaces

Address PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Two storey side extension and change of use from office (use class B1) to residential (use class C3) to create 2 x 1-bedroom and 2 x 2-bedroom self-contained units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use.

LBH Ref Nos: 272/APP/2013/1836

Drawing Nos: 178 Rev. P2
Traffic Statement from Sanderson Associates dated 18th April (Ref: 7303/IEL/ASL/00)
Tree Report
101 Rev. P3
172 Rev. P4
102 Rev. P2
176 Rev. P3
177 Rev. P4
105 Rev. P1
175 Rev. P4
Design and Access Statement (Ref: 10539)
173 Rev. P3

Date Plans Received: 02/07/2013 **Date(s) of Amendment(s):**

Date Application Valid: 23/07/2013

1. SUMMARY

Planning permission is sought for the conversion of the office building to three residential properties with a further dwelling erected within a proposed extension to the existing building. The application proposes 2 no.1 bedroom, 2 person dwellings and 2 no.2 bedroom, 3 person dwellings. The proposed extension would be 7.3m wide and 5.65m deep. The extension would have a hipped roof set down 0.20m from the main roof of the house. 213 sq.metres of shared amenity space would be provided with landscaping and the existing trees would be retained. Private patio areas would be proposed to cottage 2 and 3. 3 Plastic wheelie bins for recycling and general waste would be provided adjacent to Cottage 2. Six parking spaces are proposed to the south west of the building.

The proposed extension by reason of its its size, scale, siting, bulk, massing and design would not preserve and sustain the integrity of the heritage asset. The internal floor space for three houses would fail to provide a satisfactory residential environment for future occupiers. The proposed development fails to provide cycle storage which meets the councils approved parking standards to service the proposed houses. Furthermore, the proposal would fail to meet all relevant Lifetime Home Standards and fails to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education).

As such, the proposed scheme conflicts with Policy and is recommended for refusal.

2. RECOMMENDATION

REFUSAL for the following reasons:

1 NON2 Non Standard reason for refusal

The proposed two storey extension by reason of its size, scale, siting, bulk, massing and design would result in a disproportionate and incongruous addition that would fail to appear subordinate to the original building and would be detrimental to the architectural composition, character and appearance of the original locally listed building, the visual amenities of the street scene and the character and appearance of the wider area. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions. and the Supplementary Planning Document HDAS: Residential Layouts.

2 NON2 Non Standard reason for refusal

The proposal would fail to meet all relevant Lifetime Home Standards to the detriment of the amenities of future occupiers, contrary to Policy 3.8 and 7.2 of the London Plan (2011) and the Council's adopted Supplementary Planning Document HDAS: Accessible Hillingdon.

3 NON2 Non Standard reason for refusal

The proposed development fails to provide sufficient cycle storage which meets the council's approved standards to service the proposed units. The development would therefore be contrary to Policy AM9 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), the Council's adopted Supplementary Planning Document HDAS: Residential Layouts and the Council's adopted parking standards.

4 NON2 Non Standard reason for refusal

The applicant has failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The proposal therefore conflicts with Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the Council's Supplementary Planning Document HDAS: Planning Obligations.

5 NON2 Non Standard reason for refusal

The proposal would provide an indoor living area of an unsatisfactory size for the occupiers of the proposed units, therefore giving rise to a substandard form of living accommodation to the detriment of the amenities of future occupiers contrary to Policy 3.5 and Table 3.3 of the London Plan (2011) and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

INFORMATIVES

1 I59 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for

development control decisions.

2 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).

3 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) as incorporated into the Hillingdon Local Plan (2012) set out below, including Supplementary Planning Guidance, and to all relevant material considerations, including the London Plan (July 2011) and national guidance.

AM13	AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): - (i) Dial-a-ride and mobility bus services (ii) Shopmobility schemes (iii) Convenient parking spaces (iv) Design of road, footway, parking and pedestrian and street furniture schemes
AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE9	Listed building consent applications for alterations or extensions
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
H8	Change of use from non-residential to residential
HDAS-EXT	Residential Extensions, Hillingdon Design & Access Statement, Supplementary Planning Document, adopted December 2008
HDAS-LAY	Residential Layouts, Hillingdon Design & Access Statement,

	Supplementary Planning Document, adopted July 2006
LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

4 159 Councils Local Plan : Part 1 - Strategic Policies

On this decision notice policies from the Councils Local Plan: Part 1 - Strategic Policies appear first, then relevant saved policies (referred to as policies from the Hillingdon Unitary Development Plan - Saved Policies September 2007), then London Plan Policies. On the 8th November 2012 Hillingdon's Full Council agreed the adoption of the Councils Local Plan: Part 1 - Strategic Policies. Appendix 5 of this explains which saved policies from the old Unitary Development (which was subject to a direction from Secretary of State in September 2007 agreeing that the policies were 'saved') still apply for development control decisions.

3. CONSIDERATIONS

3.1 Site and Locality

The application site is located on the north western side of Ducks Hill Road, close to the junction with Rickmansworth Road and comprises a large detached office building. To the west of the site is a sports centre, to the east of the site are residential properties in Rising Hill Close and all along Ducks Hill Road to the south of the site. There is a vehicular access to the south of the site.

The application building is locally listed and is located within the Green Belt as identified in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). There are no Tree Preservation Orders.

3.2 Proposed Scheme

The development proposes to convert the office building to three residential properties with a further dwelling erected within a proposed extension to the existing building. The application proposes 2 x 1 bedroom, 2 person dwellings and 2 x 2 bedroom, 3 person dwellings. The proposed extension would be 7.3m wide and 5.65m deep. The extension would have a hipped roof set down 0.20m from the main roof of the house. The proposed units would have internal floor areas as follows:

Cottage 1 = 90sq.metres
 Cottage 2 = 56sq.metres
 Cottage 3 = 66 sq.metres
 Cottage 4 = 65 sq.metres

213 sq.metres of shared amenity space would be provided with landscaping and the existing trees would be retained. Private patio areas would be proposed to cottage 2 and 3. 3 Plastic wheelie bins for recycling and general waste would be provided adjacent to

Cottage 2. Six parking spaces are proposed to the south west of the building. The materials would match the existing building.

3.3 Relevant Planning History

272/APP/2011/2480 Park Farm House Ducks Hill Road Northwood

Change of use from Use Class B1 (Business) to Use Class C3 (Dwelling Houses), demolition of existing building and erection of 3 storey building containing 1 x 1-bed, 3 x 2-bed and 2 x 3-bed self contained flats

Decision: 02-12-2011 Withdrawn

272/APP/2012/975 Car Park For Virgin Active At 18 Ducks Hill Road Northwood

Installation of 10 x light columns with luminaires involving the removal of existing bollard fittings

Decision: 18-09-2012 Approved

272/APP/2013/1100 Park Farm House Ducks Hill Road Northwood

Change of use from use class B1 (business) to use class C3 (dwelling) and erection of two storey extension to side of the property to accommodate four residential units.

Decision: 31-05-2013 NFA

272/APP/2013/2114 The Riverside Health & Raquets Club 18 Ducks Hill Road Northwood

Installation of 3 no. court temporary tennis dome, permanent fan housing building and ancillary facilities

Decision:

Comment on Relevant Planning History

None relevant.

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.BE1 (2012) Built Environment

Part 2 Policies:

AM13 AM13 Increasing the ease of movement for frail and elderly people and people with disabilities in development schemes through (where appropriate): -
(i) Dial-a-ride and mobility bus services
(ii) Shopmobility schemes
(iii) Convenient parking spaces
(iv) Design of road, footway, parking and pedestrian and street furniture schemes

AM14	New development and car parking standards.
AM7	Consideration of traffic generated by proposed developments.
AM9	Provision of cycle routes, consideration of cyclists' needs in design of highway improvement schemes, provision of cycle parking facilities
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.
BE9	Listed building consent applications for alterations or extensions
OL4	Green Belt - replacement or extension of buildings
R16	Accessibility for elderly people, people with disabilities, women and children
H4	Mix of housing units
H8	Change of use from non-residential to residential
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LPP 3.1	(2011) Ensuring equal life chances for all
LPP 3.3	(2011) Increasing housing supply
LPP 3.4	(2011) Optimising housing potential
LPP 3.5	(2011) Quality and design of housing developments
LPP 3.8	(2011) Housing Choice
LPP 5.13	(2011) Sustainable drainage
LPP 5.3	(2011) Sustainable design and construction
LPP 5.7	(2011) Renewable energy
LPP 7.4	(2011) Local character

5. Advertisement and Site Notice

5.1 Advertisement Expiry Date:- Not applicable

5.2 Site Notice Expiry Date:- Not applicable

6. Consultations

External Consultees

2 neighbouring properties were consulted on 24th July 2013 and a site notice was also displayed

on 6th August 2013. No replies received.

Northwood Residents Association: No reply received.

Internal Consultees

CONSERVATION OFFICER:

BACKGROUND: This building is included in the Council's list of Locally Listed Buildings and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. The house appears to date from the mid 18th century with a later cross wing and part basement. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

COMMENTS: The scheme proposes a two storey side extension. This has been designed to match the current style of the cross wing, but set down and set in where it meets the cross wing. This is acceptable in principle. However, the extension needs to be subordinate to the main building and augmented to appear as a subsidiary addition. As proposed, it is the same size as the existing wing and the horizontal proportions including the windows needs amendment to make it acceptable.

Furthermore, it would benefit from the roof being less dominant with regard to the cross wing and I would recommend that the ridge line is reduced by at least 1.5 metres to accommodate this and a gable end rather than a hip. This would preserve and sustain the integrity of the heritage asset. I would like to see revised drawings. If revised, the extension would adhere to the advice given in the Hillingdon Design and Accessibility Statement (HDAS) Supplementary Planning Document - Residential Extensions (pages 21 & 22). In particular, paragraph 5.0 which states 'The Council will therefore consider proposals for two storey side extensions in terms of their setting and with particular reference to the character and quality of the overall street scene.'

There is no objection to the change of use, and it is good that the plan form of the property is generally maintained. However, the property would benefit from timber windows rather than the non-original PVCu. A replacement schedule should form part of the application (and approval) in order to enhance the appearance of the property and sustain its character.

RECOMMENDATIONS: Smaller extension, revised roof design and more appropriate window designs required for the side extension. More detail is required for the materials proposed and detailing of construction given this is a prominently located Locally Listed Building and heritage asset. Therefore, a number of conditions are required including: a sample panel of brickwork to be approved on site and a material schedule to include hard landscaping, railings, guttering, roof tiles and garden structures. A window and door schedule (to include all windows) and a detail of the new window arches to the extension is also required.

CONCLUSION: Acceptable in principle. Revisions required. The proposal will then sustain and cause less than substantial harm to the significance of the heritage asset. Request revisions or conditions as set out above.

TREES AND LANDSCAPE OFFICER:

LANDSCAPE CHARACTER/CONTEXT: The site is occupied by a building currently used as an office on Ducks Hill Road, close to the junction of Rickmansworth Road.

There are off-site trees along the adjacent boundaries to the north-east, south-west and west of the site, which are situated some distance from the building.

There are no Tree Preservation Orders or Conservation Area designations affecting the trees on or close to the site and no trees or other landscape features of merit which might constrain development. The site lies within the Green Belt.

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

- The Tree Statement confirms that no trees will be affected by the proposal.
- JPB drawing No. 175 rev P4, Proposed Block Plan indicates the site layout with the new building and indicative soft landscape. Subject to detail, the new landscape will enhance the development in accordance with BE38.
- If the application is recommended for approval, landscape conditions should be imposed to ensure that the proposals preserve and enhance the character and appearance of the area.

RECOMMENDATIONS: No objection subject to the above observations and conditions RES9 ([parts 1, 2, 5 and 6).

7. MAIN PLANNING ISSUES

7.01 The principle of the development

The National Planning Policy Framework emphasises the role of the planning system in enabling the provision of homes and buildings which are consistent with the principles of sustainable development.

Saved Policy H8 states that change of use from non residential to residential will be permitted if

- (i) a satisfactory residential environment can be achieved
- (ii) the existing use is unlikely to meet the demand for such accommodation and
- (iii) the proposal is consistent with other objectives of the UDP.

The site is located within the Green Belt as defined in the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012). Whilst general policies are supportive of residential development in principle, this is subject to compliance with a number of detailed criteria, including the consideration of the loss of any existing use of the site.

In terms of the loss of the office use, at the strategic level, the London Plan seeks to increase the level of office stock to meet the future needs of business. According to the GLA's London Annual Office Review 2006 Hillingdon has been identified as requiring a further 250,838 sqm. of office space between 2006 and 2026. However, there are no specific policies protecting office floor space in this area, and it is not considered that the loss of the office floor space would harm the overall office strategic objective due to new sites currently coming forward.

It is considered that the proposed residential use would result in the more efficient use of land, consistent with Government policy and the London Plan. The scheme would also make a valuable contribution to the Borough's housing stock. The proposal is therefore considered to be in accordance with Saved Policy H8 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

There is therefore no objection in principle to residential development on the site, subject to the proposal satisfying other policies within the Local Plan.

7.02 Density of the proposed development

It should be noted that on a development of the scale proposed, density in itself is of limited use in assessing such applications and more site specific considerations are more relevant.

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

The property is a locally Listed Building. The impact on this building is discussed under section 7.07.

7.04 Airport safeguarding

Not applicable to this application.

7.05 Impact on the green belt

The NPPF states that provided that the extension does not result in a disproportionate addition over and above the size of the original building, the extension or alteration of a dwelling is not inappropriate in the Green Belt.

Furthermore, Policy OL4 states that the replacement or extension of buildings within the Green Belt will only be acceptable where they do not result in a disproportionate change in the bulk and character of the original buildings, and the development would not injure the visual amenities of the Green Belt by reason of siting, design or activities generated.

The existing building has not been extended. The proposal would increase the size of the building area by a further 38sq.m in floor space. This would accumulate to 264sq.metres resulting in an additional 33% of floor space above the original building. Given this it is considered that the proposal would not significantly increase the built up appearance of the site. As such, it would be in compliance with Policy OL4 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.07 Impact on the character & appearance of the area

Policy BE13 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that development will not be permitted if the layout and appearance fail to harmonise with the existing street scene, and BE19 states the LPA will seek to ensure that new development within residential areas compliments or improves the amenity and character of the area.

This building is Locally Listed and is prominently located on the junction of Ducks Hill Road and Rickmansworth Road. It is well proportioned and relatively unaltered apart from the loss of original windows, chimneys and roof covering. Despite this, it is an important building within the rural streetscene and is robustly detailed with fine warm-red bricks and featuring well executed brick French or Dutch Arches. It is a heritage asset, and a building of local significance.

The scheme proposes a two storey side extension. This extension is the same size, in terms of its width, as the existing wing of the property and thus cannot be said to be a subordinate addition. It in fact competes with the proportions of the original building, giving the existing building an elongated shape that distorts the proportions of the building, such that it would detract from the architectural composition of what is an important local building. Furthermore, the proposal also has a roofline that is only just below the existing roofline and the roof is designed with a hipped end which is at odds with the gable end features that are prevalent on the property. There are also a number of other design details such as the zontal proportions including the windows and the use of Upvc windows which are also unacceptable.

As such, the proposal is considered to be a disproportionate and incongruous addition that would fail to appear subordinate to the original building and would be detrimental to

the architectural composition, character and appearance of the locally listed building, the visual amenities of the street scene and the character and appearance of the wider area. It would therefore be contrary to Policy BE1 of the Hillingdon Local Plan: Part One - Strategic Policies (November 2012), Policies BE8, BE13, BE15 and BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012), Policy 7.4 of the London Plan (2011) and the adopted Supplementary Planning Document HDAS: Residential Extensions.

7.08 Impact on neighbours

Sections 4.9 of the SPD: Residential Layouts, in relation to new dwellings, states all residential developments and amenity space should receive adequate daylight and sunlight, including habitable rooms and kitchens. The daylight and sunlight available to adjoining properties should be adequately protected. Where there are two or more storey building abuts a property or its garden, adequate distance should be maintained to overcome possible over-domination, and 15m will be the minimum acceptable distance. The application would comply with this advice as there are no properties situated to the rear. The proposal would be set in from the boundary of the site and would not project beyond a 45 degree line of sight from the nearest first floor habitable room window of nearby buildings and as such, is considered not to be over-dominant in relation to the same. Furthermore, due to the orientation of the site and the distance from nearby buildings the proposal would not result in a loss of light or outlook to the adjacent properties. Therefore the proposal would comply with Policies BE20, BE21 and BE24 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) and the guidance within the SPD: Residential Extensions.

7.09 Living conditions for future occupiers

London Plan Policy 3.5 states that housing developments should be of the highest quality internally, externally and in relation to the wider environment. It also states that Local Plans should incorporate minimum space standards and that these should conform to Table 3.3 of the plan. Paragraph 3.36 of the London Plan states:

"The mayor regards the relative size of all new homes in London to be a key element of this strategic issue. Table 3.3 therefore sets out minimum space standards for dwellings of different sizes. This is based on the minimum gross internal floor area (GIA) required for new homes relative to the number of occupants and taking into account commonly required furniture and the spaces needed for different activities and moving around, in line with the Lifetime Home standards. This means developers should state the number of bedspaces/occupiers a home is designed to accommodate rather than, say, simply the number of bedrooms. These are minimum standards which developers are encouraged to exceed."

Table 3.3 requires a 2 storey, 2 bedroom, 3 person dwelling and 2 storey, 1 bedroom, 2 person dwelling, the closest size to the one proposed by this application, to have a minimum size of 83 sq.m (2 bed, 4 person). The proposed new dwellings, except for cottage 1 would be well below the required standard resulting in an unsatisfactory residential environment for future occupiers, contrary to Policy 3.5 and Table 3.3 of the London Plan and Policy BE19 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

HDAS SPD: Residential Layouts states a minimum of 40sq.m of private amenity space should be provided for a one bedroom house and 60sq.m of private amenity space should be provided for two bedroom houses. The proposed amenity space would be shared with some private patio areas and would exceed this standard with this figure at 213sq.m. As such, the proposal would comply with the above guidance and Policy BE23 of the

Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. The location of the bin stores has been demonstrated on the block plan, however, it is recommended that should a permission be issued a condition is attached requiring the details and implementation of this before the development was occupied. As such the proposal is considered to comply with this advice.

7.10 Traffic impact, car/cycle parking, pedestrian safety

The Hillingdon Local Plan, 2012, Part 2 states 1.5 car parking spaces per dwelling is required and 1 cycle space per dwelling. 6 car parking for the proposed development would be provided within the site. No cycle parking is provided. Therefore, the development would be contrary to Policies AM9 of the adopted Hillingdon Local Plan, 2012, Part 2.

7.11 Urban design, access and security

SECURITY

Should the application be approved, a condition is also recommended to ensure that the scheme meets all Secured By Design Criteria.

7.12 Disabled access

The plans indicate that the proposed development incorporates many of the Lifetime Home Standards as required by the London Plan July 2011, Policy 3.8 (Housing Choice) and the Council's Supplementary Planning Document Accessible Hillingdon adopted January 2010. However, it does not incorporate the full standards and given that a number of the proposed units are undersized it has not been demonstrated that the full standards can be met. The proposal is therefore unacceptable from this standpoint.

7.13 Provision of affordable & special needs housing

Not applicable to this application.

7.14 Trees, Landscaping and Ecology

There are off-site trees along the adjacent boundaries to the north-east, south-west and west of the site, which are situated some distance from the building. There are no Tree Preservation Orders or Conservation Area designations affecting the trees on or close to the site and no trees or other landscape features of merit which might constrain development.

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

The Tree Statement confirms that no trees will be affected by the proposal and a condition relating to additional landscape works could be imposed on any permission granted. The proposal would thus be in accordance with Policy BE38 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012).

7.15 Sustainable waste management

Section 4.40 - 4.41 of the SPD: Residential layouts deals with waste management and specifies bin stores should be provided for, and wheelie bin stores should not be further than 9m from the edge of the highway. No details have been provided with regard to this issue, however it is considered this could be dealt with by a suitable condition.

7.16 Renewable energy / Sustainability

The redevelopment of the site allows the opportunity to significantly improve the energy efficiency of the property and accordingly reduce energy demand and CO2 emissions and a suitable condition could be imposed on any permission granted.

7.17 Flooding or Drainage Issues

The site does not fall within a Flood Zone and therefore the proposed development is not at potential risk of flooding.

7.18 Noise or Air Quality Issues

Not applicable to this application.

7.19 Comments on Public Consultations

No comments were received.

7.20 Planning Obligations

Education Contribution:

Policy R17 of the Hillingdon Local Plan: Part Two - Saved UDP Policies (November 2012) states that the Local Planning Authority will, where appropriate, seek to supplement the provision of recreation open space, facilities to support arts, cultural and entertainment activities, and other community, social and educational facilities through planning obligations in conjunction with other development proposals.

The proposed scheme has more than six habitable rooms and would result in a requirement for an education contribution of £7,340 if the application is recommended for approval. The applicant has agreed to pay this financial contribution, however as the application is recommended for refusal and there is no Si06 agreement or Unilateral Undertaking in place a reason for refusal relating to this is recommended.

Community Infrastructure Levy:

The proposed scheme represents chargeable development under the Mayor's Community Infrastructure Levy. At this time the Community Infrastructure Levy is estimated to be £3,414.62.

7.21 Expediency of enforcement action

Not applicable to this application.

7.22 Other Issues

None.

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

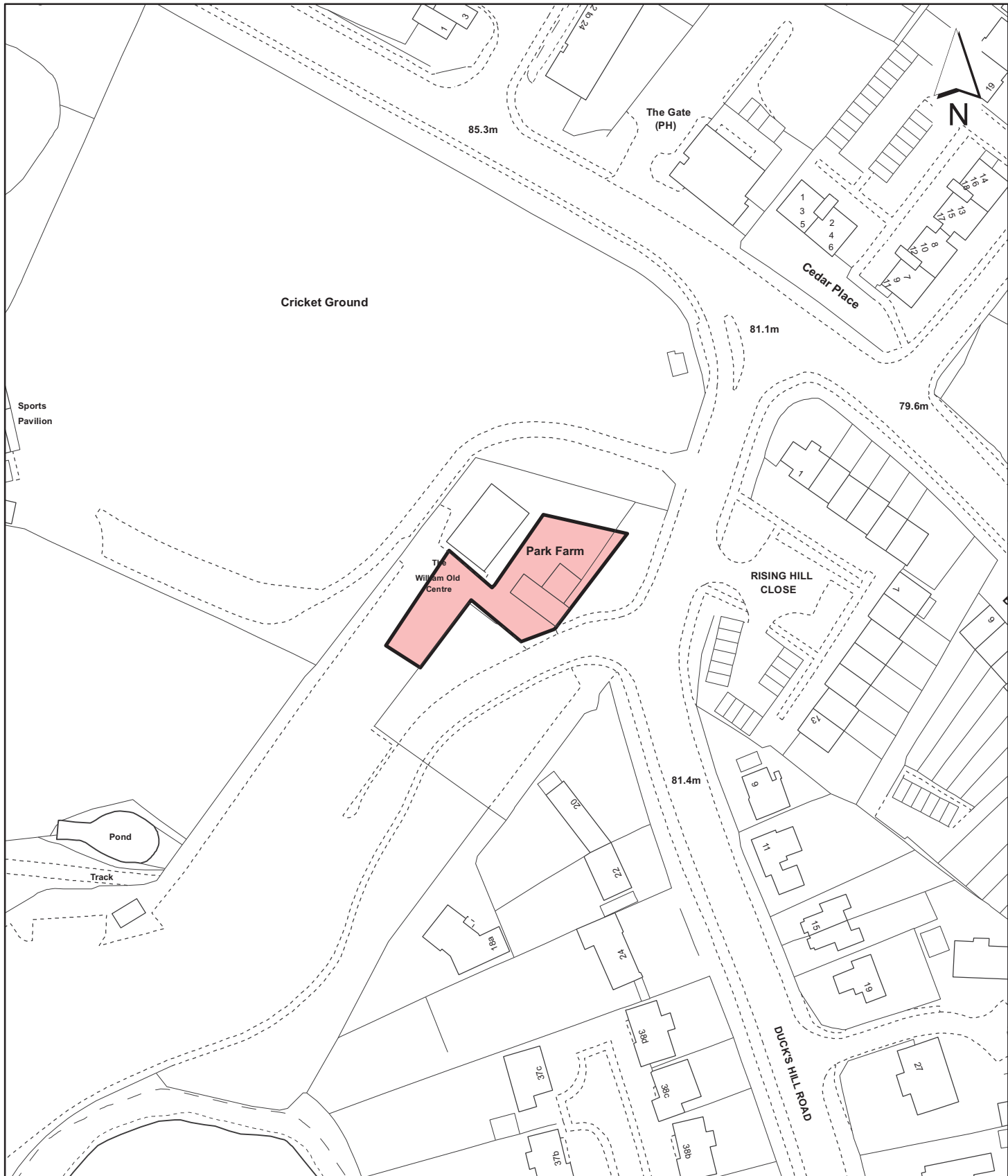
It is considered that the proposed extension by reason of its size, scale, bulk and design would not preserve and sustain the integrity of the heritage asset. The internal floor space for three houses would fail to provide a satisfactory residential environment for future occupiers. The proposed development fails to provide cycle storage which meets the council's approved parking standards to service the proposed houses. Furthermore, the proposal would fail to meet all relevant Lifetime Home Standards and failed to provide contributions towards the improvement of services and facilities as a consequence of demands created by the proposed development (in respect of education). The application conflicts with the Council's planning policies and is therefore recommended for refusal.

11. Reference Documents

Hillingdon Local Plan (November 2012)
London Plan (July 2011)
National Planning Policy Framework
HDAS: Residential Layouts
Supplementary Planning Guidance - Community Safety by Design
Supplementary Planning Guidance - Noise
Supplementary Planning Guidance - Air Quality
HDAS: Accessible Hillingdon
Hillingdon Planning Obligations Supplementary Planning Document July(2008) and updated chapter 4 Education (August 2010).

Contact Officer: Mandeep Chaggar

Telephone No: 01895 250230



Notes

 Site boundary

For identification purposes only.

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Site Address

**Park Farm
Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
272/APP/2013/1836

Scale
1:1,250

Planning Committee
North Page 106

Date
**September
2013**



HILLINGDON
LONDON

Plans for North Planning Committee

30 October 2013



HILLINGDON
LONDON



INVESTOR IN PEOPLE

Report of the Head of Planning, Sport and Green Spaces

Address 6 LINKSWAY NORTHWOOD

Development: Two storey, 6-bed, detached dwelling with habitable roofspace, installation of vehicular crossover to front and fence and gate to front involving demolition of existing dwelling

LBH Ref Nos: 5380/APP/2013/2046

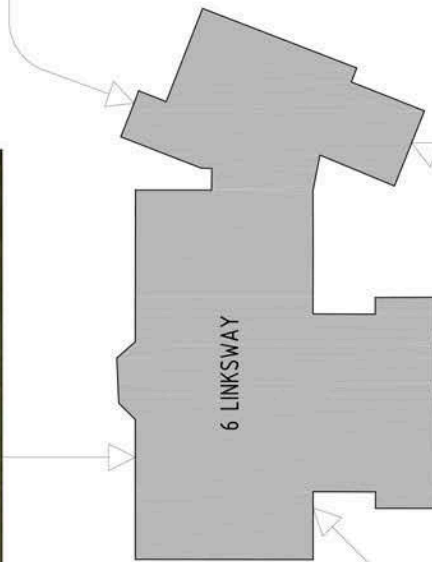
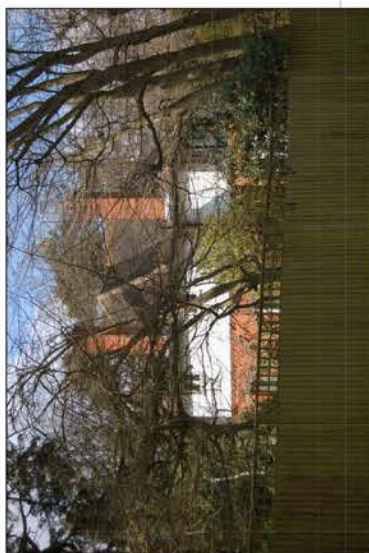
Date Plans Received: 19/07/2013

Date(s) of Amendment(s):

Date Application Valid: 22/07/2013

NOTES

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PLANNING APPLICATION

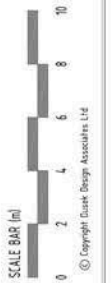
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5	25/04/2013	Issue for comment
6	02/05/2013	Issue for comment
7	09/05/2013	Issue for comment
8	16/05/2013	Issue for comment
9	23/05/2013	Issue for comment
10	30/05/2013	Issue for comment
11	06/06/2013	Issue for comment
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15	04/07/2013	Issue for comment
16	11/07/2013	Issue for comment
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99	12/02/2015	Issue for comment
100	19/02/2015	Issue for comment

ddda

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MR AND MRS S. KAPOOR

THURSDAY, 18 JULY 2013 16:42:28

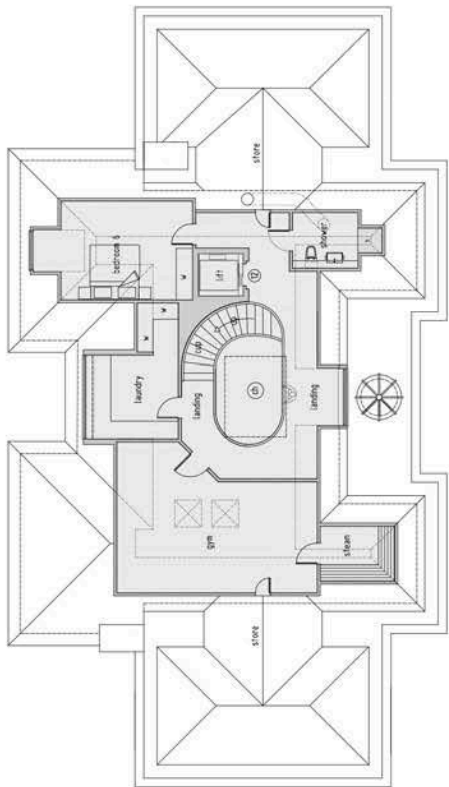


6 LINKSWAY
 EXTENT OF EXISTING DWELLING & ELEVATIONAL PHOTOS

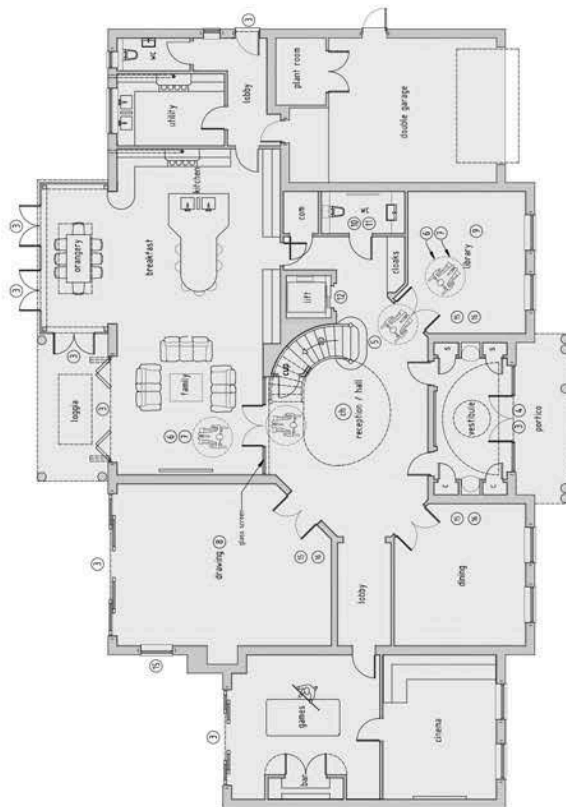


LIFETIME HOME FACILITIES PROVIDED WITHIN NEW HOUSE

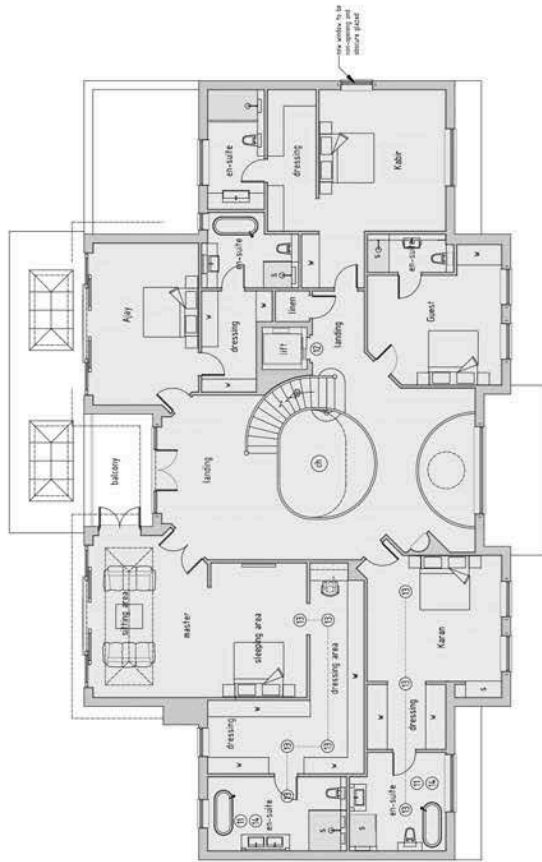
- 1 Car parking space (with or without capability) to be suitable for the widest range of people
- 2 Car parking within minimum distance of the home
- 3 Level approach to an entrance
- 4 Entrance area (illuminated, level access over threshold, provide effective clear opening widths and adequate weather protection)
- 5 Easy access to stairs
- 6 Doorways to be convenient to the widest range of people, including those using wheelchairs
- 7 Adequate circulation and turning space for wheelchairs in living and dining areas
- 8 A living room at entrance level
- 9 space on the entrance level to be used as temporary bed space
- 10 WC compartment with potential for a shower to be installed
- 11 Bathroom and WC to be capable of taking adaptations such as hoists/rails
- 12 Provision for lift with storage dimensions minimum internal dimensions
- 13 Access to the home from a road to bathroom calling track built
- 14 A bathroom designed for ease of access from 100mm from floor level
- 15 Living room window to be no higher than 100mm from floor level
- 16 Switches, sockets, ventilator and service controls to be 100mm-1200mm from floor level



ROOF AREA PLAN



GROUND FLOOR PLAN



FIRST FLOOR PLAN

PLANNING APPLICATION

ref:	date:	description:
1: 100	A1	date: 05 / 04 / 2013
drawing no:	174 / P / 6	drawn / J / D
drawing:	PLANNING PROPOSALS LIFETIME HOMES	
project:	LAND AT 6 LINGSWAY, NORTHWOOD, MIDDLESEX, HA6 2JG	
client:	MR and MRS. S. KAPOOR	

DESIGN ASSOCIATES
 1000 HOLE PARK ESTATE
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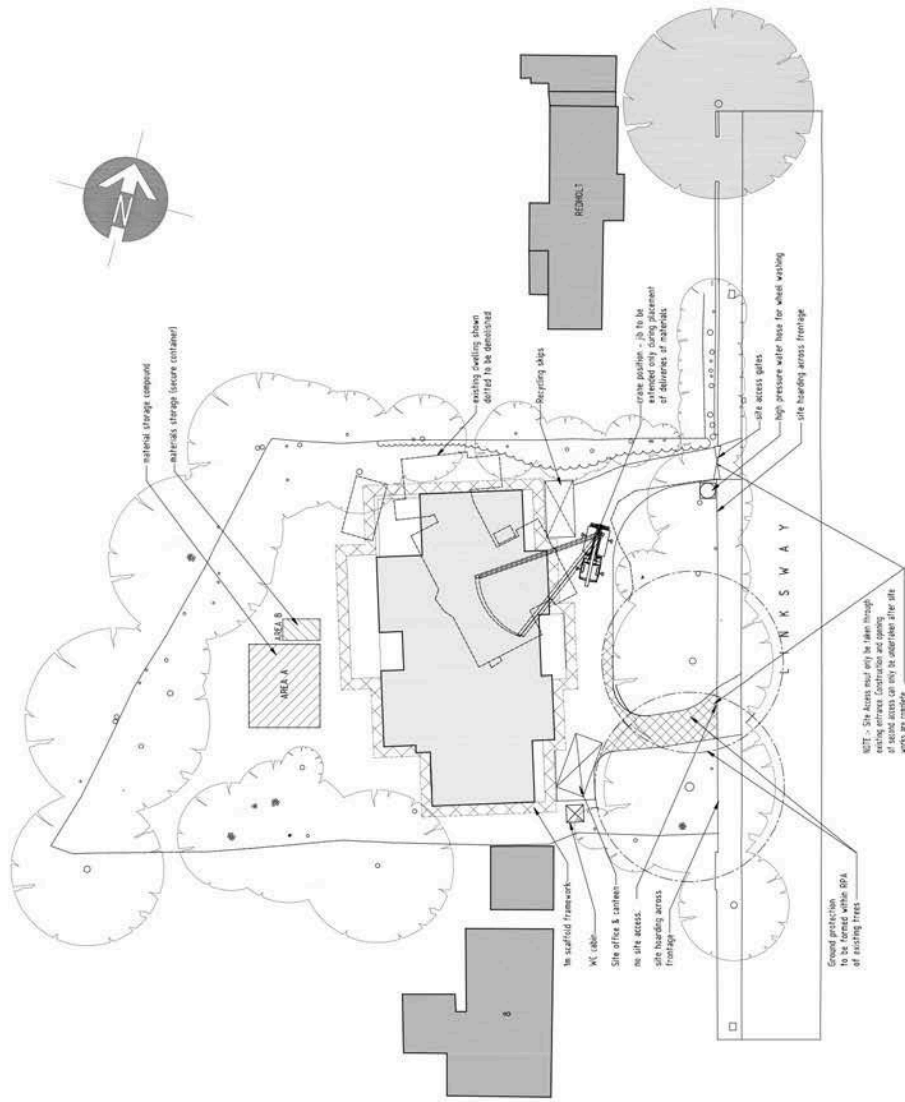
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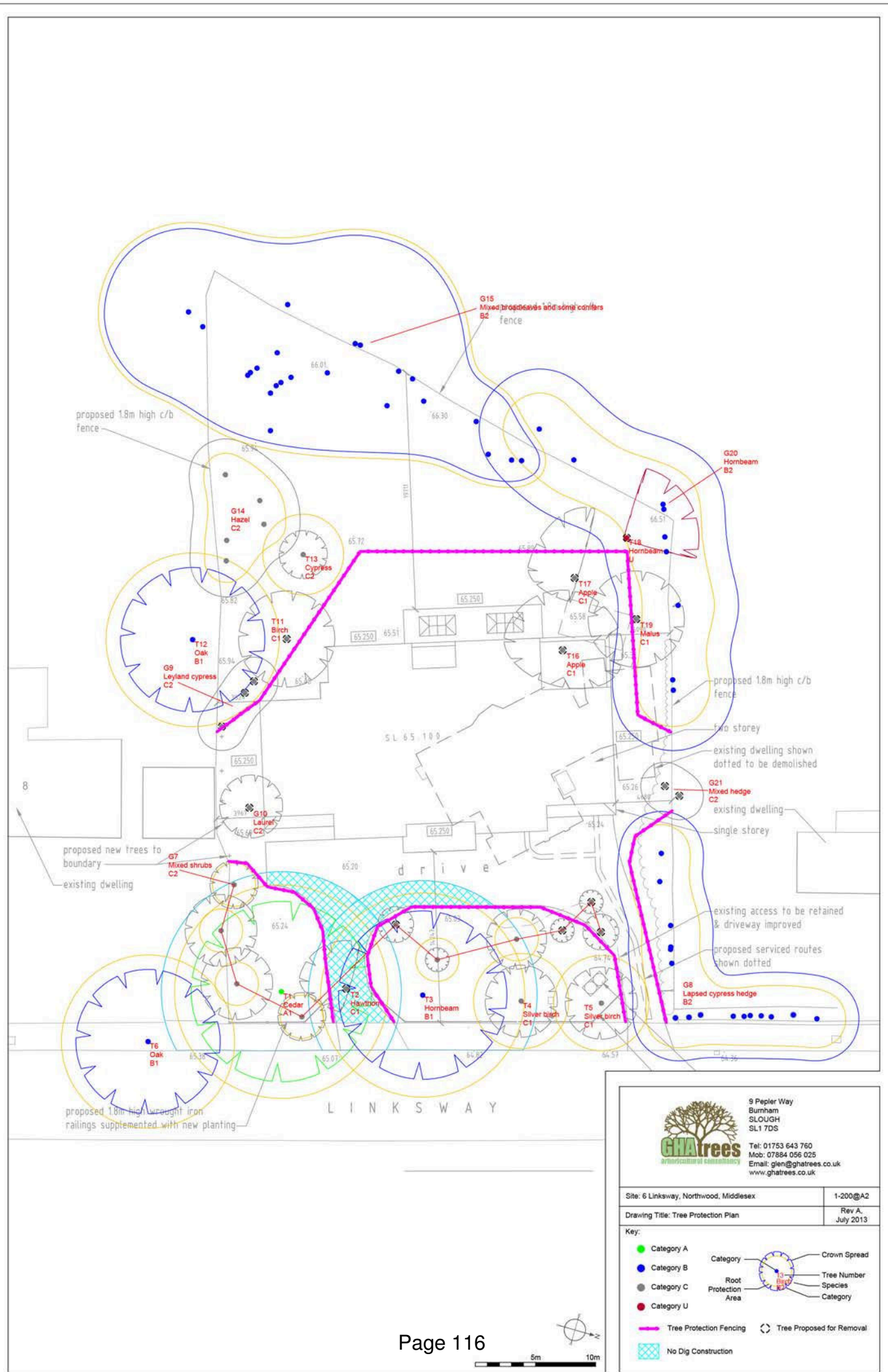
TEMPORARY WORKS LEGEND

- Outline of new building
- AREA A
- AREA B
- metallic storage compound
- metallic storage (source contained)
- Excavation pits
- Site access & carlines
- In-situ scaffolding
- High pressure water hose for wheel washing
- WC cabin
- Protective fencing
- in-situ construction within RPA

FOR TREE AND GROUND PROTECTION DETAILS PLEASE REFER TO TREE SURVEY AND GROUND PROTECTION REPORT DATED 01/01/2014

PLANNING APPLICATION

Rev	Date	Description
1	25/03/2013	AT
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9 Pepler Way
Burnham
SLOUGH
SL1 7DS

Tel: 01753 643 760
Mob: 07884 056 026
Email: glen@ghatrees.co.uk
www.ghatrees.co.uk

Site: 6 Linksway, Northwood, Middlesex	1-200@A2
Drawing Title: Tree Protection Plan	Rev A, July 2013

Key:

- Category A
- Category B
- Category C
- Category U
- Tree Protection Fencing
- Tree Proposed for Removal
- No Dig Construction

Category

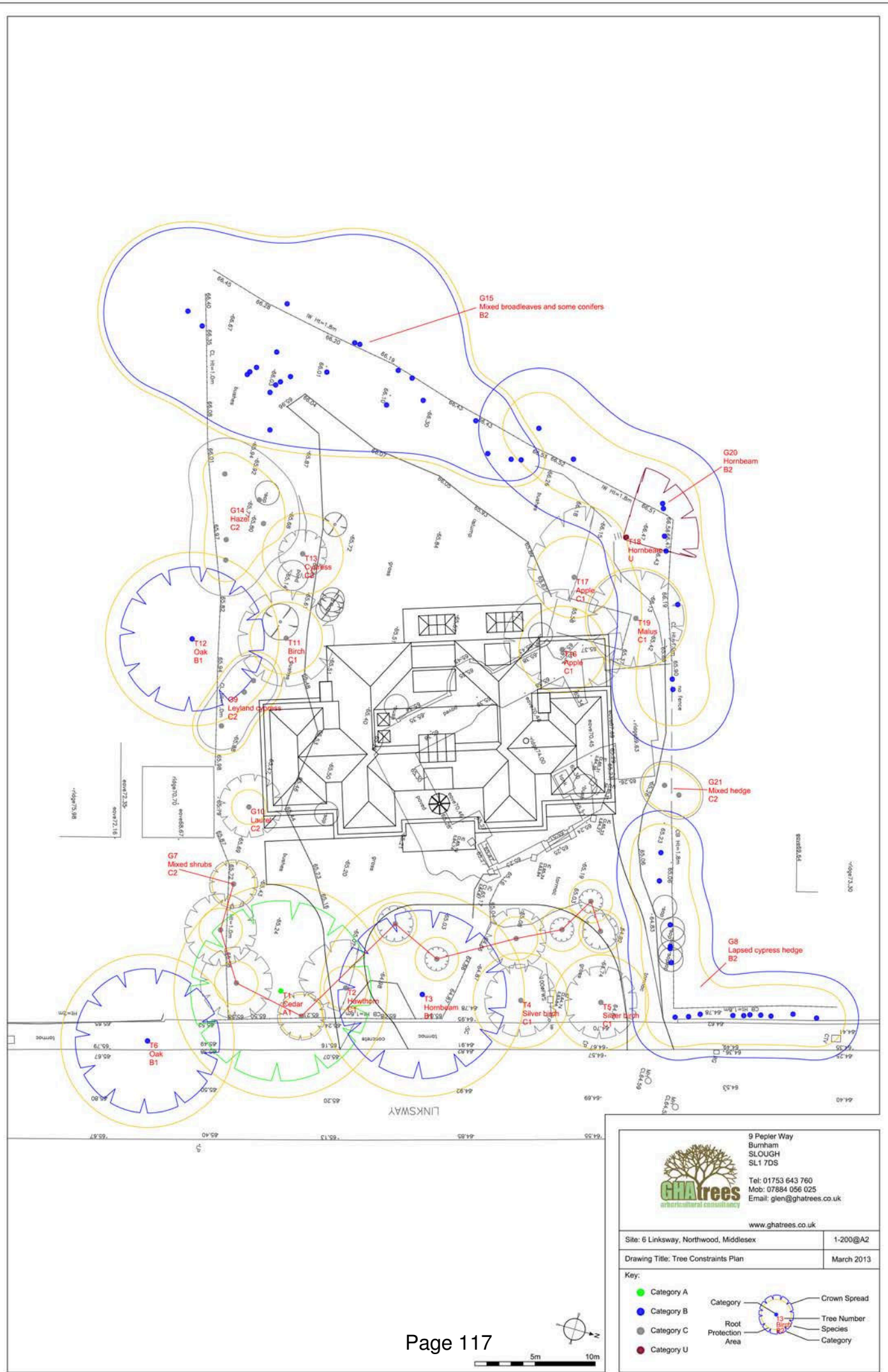
Root Protection Area


Crown Spread

Tree Number

Species

Category





9 Poplar Way
Burnham
SLOUGH
SL1 7DS
Tel: 01753 643 760
Mob: 07884 056 025
Email: glen@ghatrees.co.uk

www.ghatrees.co.uk


Site: 6 Linkway, Northwood, Middlesex	1-200@A2
Drawing Title: Tree Constraints Plan	March 2013

Key:

- Category A
- Category B
- Category C
- Category U

Category

Root Protection Area

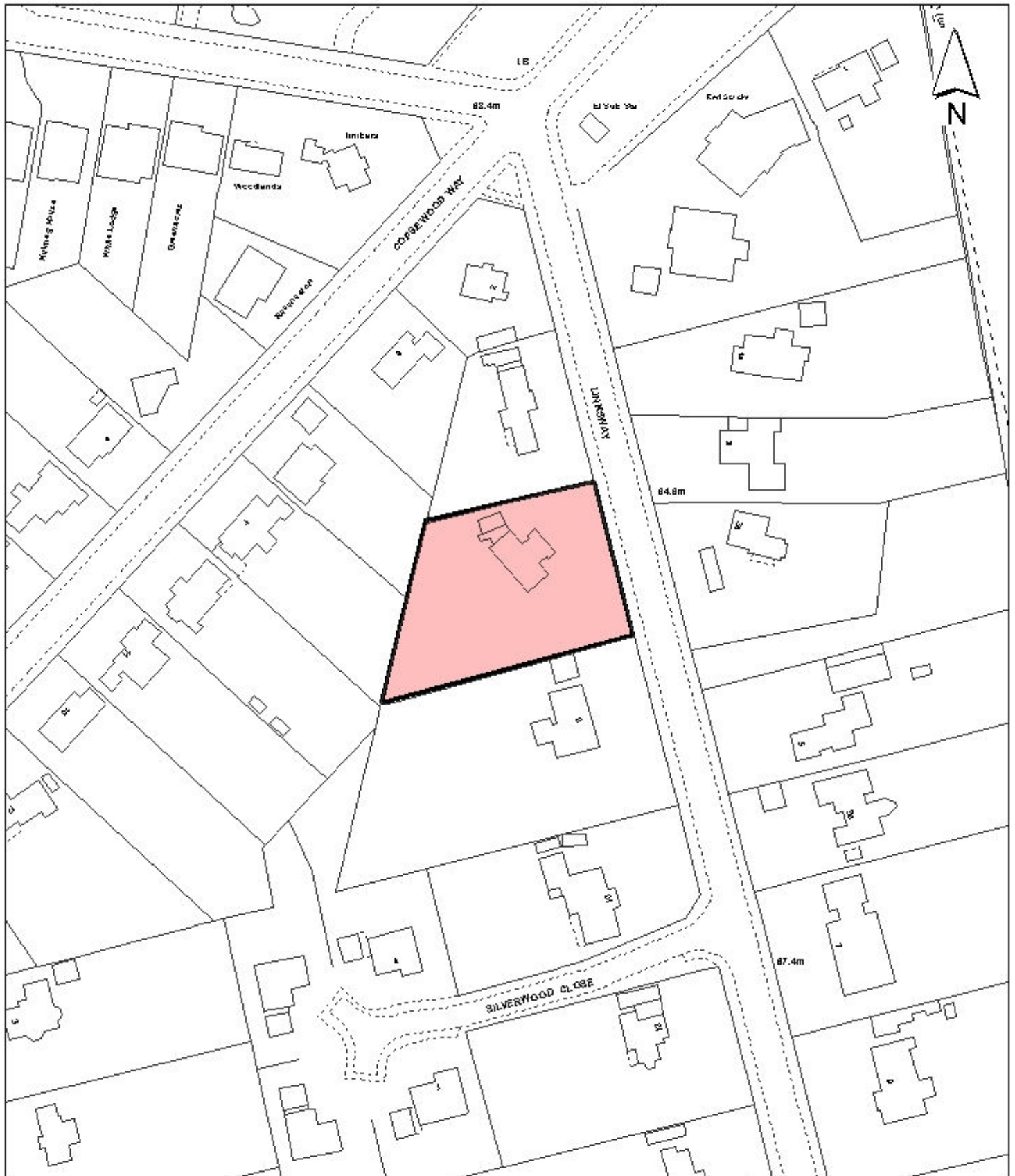


Crown Spread


Tree Number

Species

Category



Notes

 Site boundary

For identification purposes only.

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Unless the Act provides a relevant exception to copyright.

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Site Address

**6 Linksway
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

5380/APP/2013/2046

Scale

1:1,250

Planning Committee

North Page 119

Date

**October
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address 15 NICHOLAS WAY NORTHWOOD

Development: Two storey 5 bed detached dwelling, involving demolition of existing dwelling

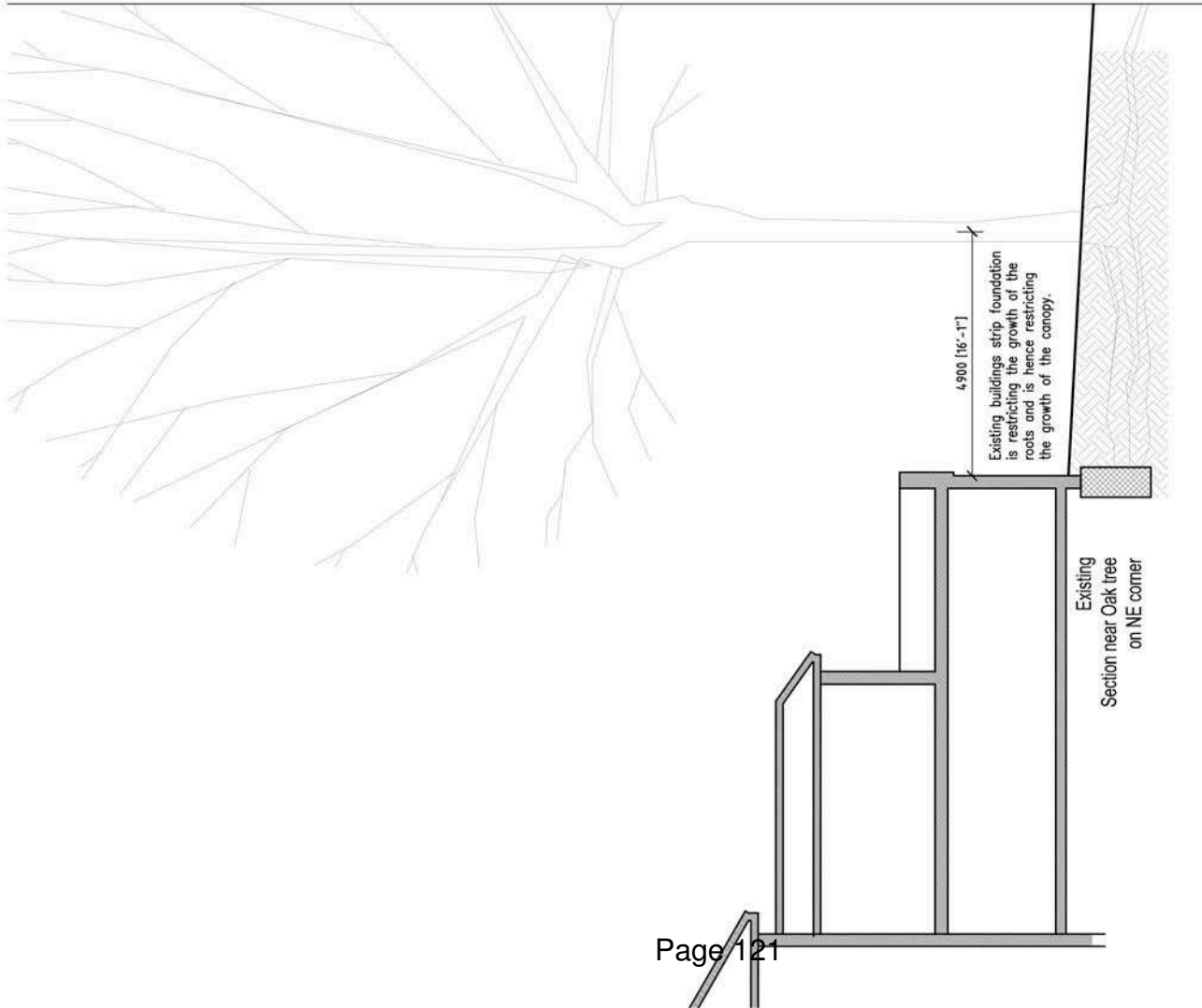
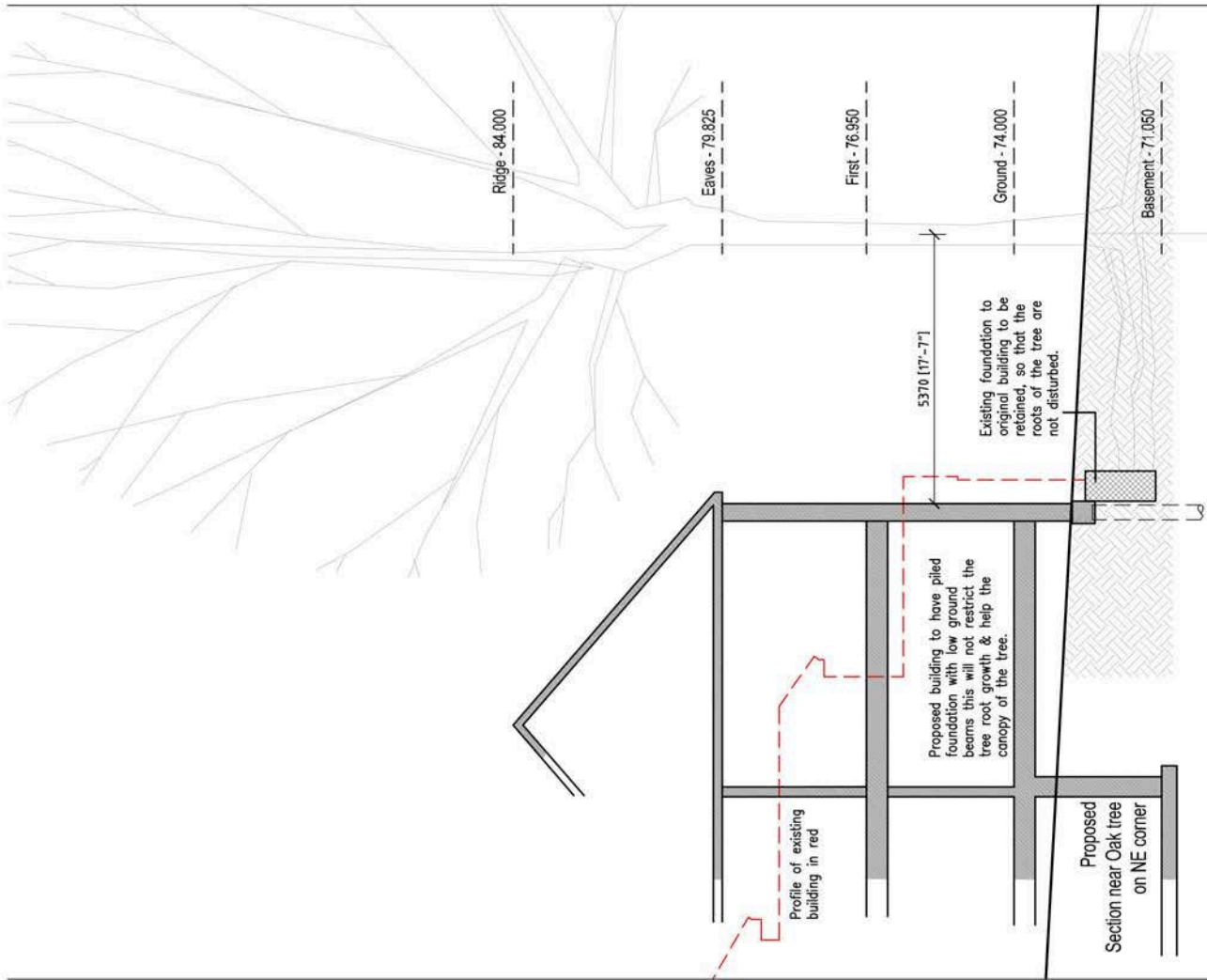
LBH Ref Nos: 16824/APP/2012/3220

Date Plans Received: 28/12/2012

Date(s) of Amendment(s): 28/12/2012

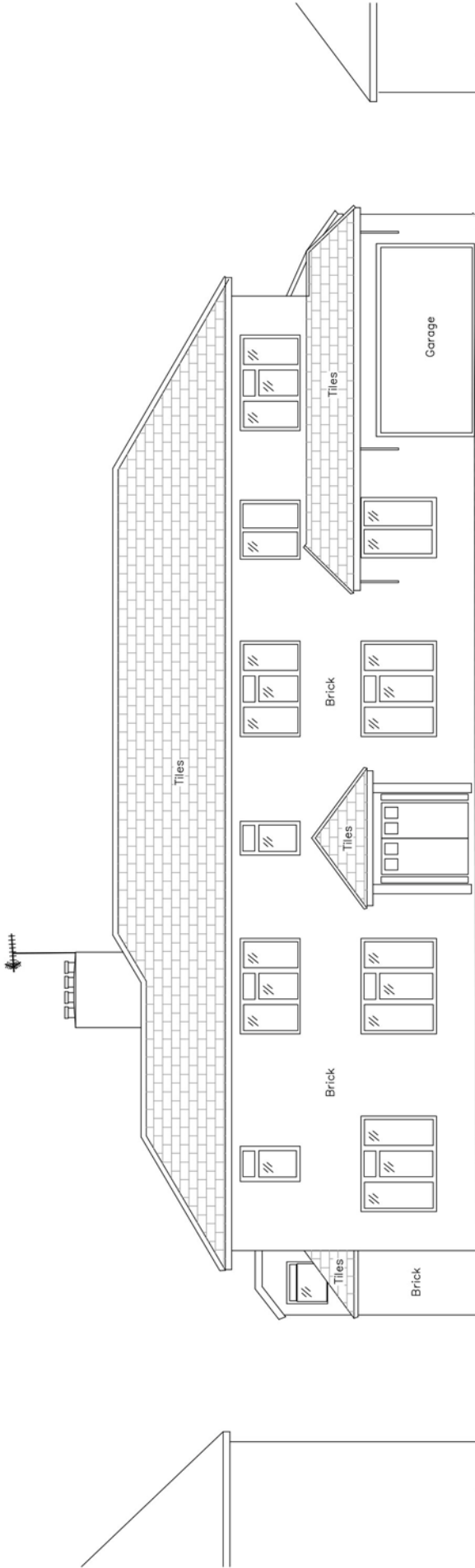
Date Application Valid: 04/01/2013

21/03/2013

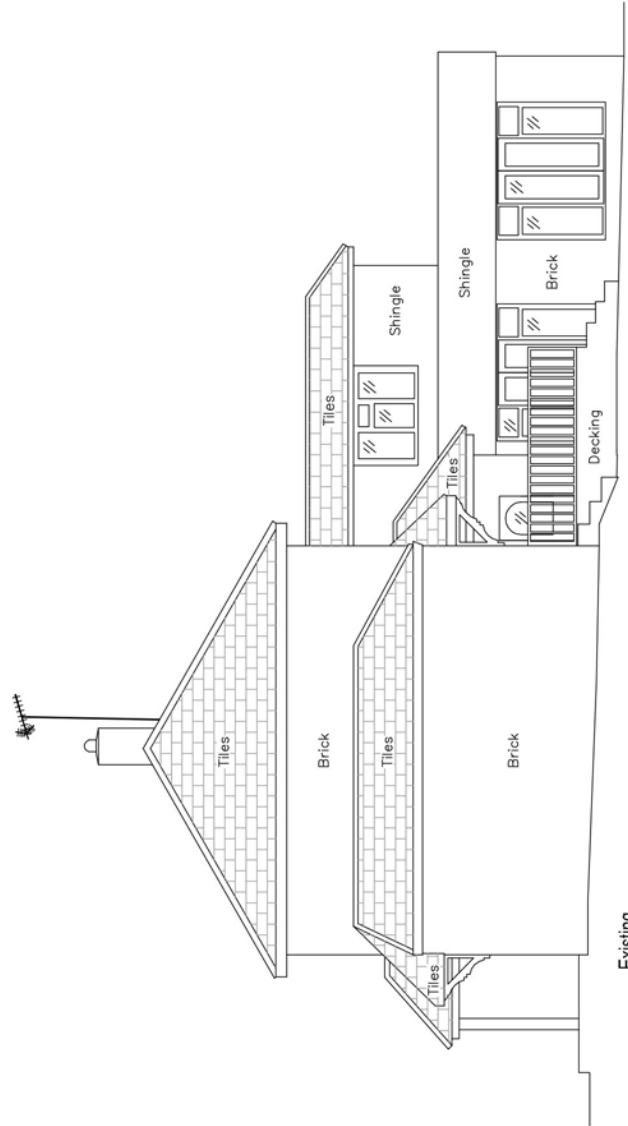


	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR	TITLE Existing & Proposed Sections Near Tree on NE Corner	SCALE 1:100 DATE 12.12 DRAWING No. 1107_PL_301
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976			

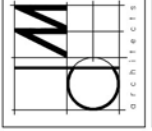




Existing
FRONT (West) ELEVATION



Existing
SIDE (South) ELEVATION



PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

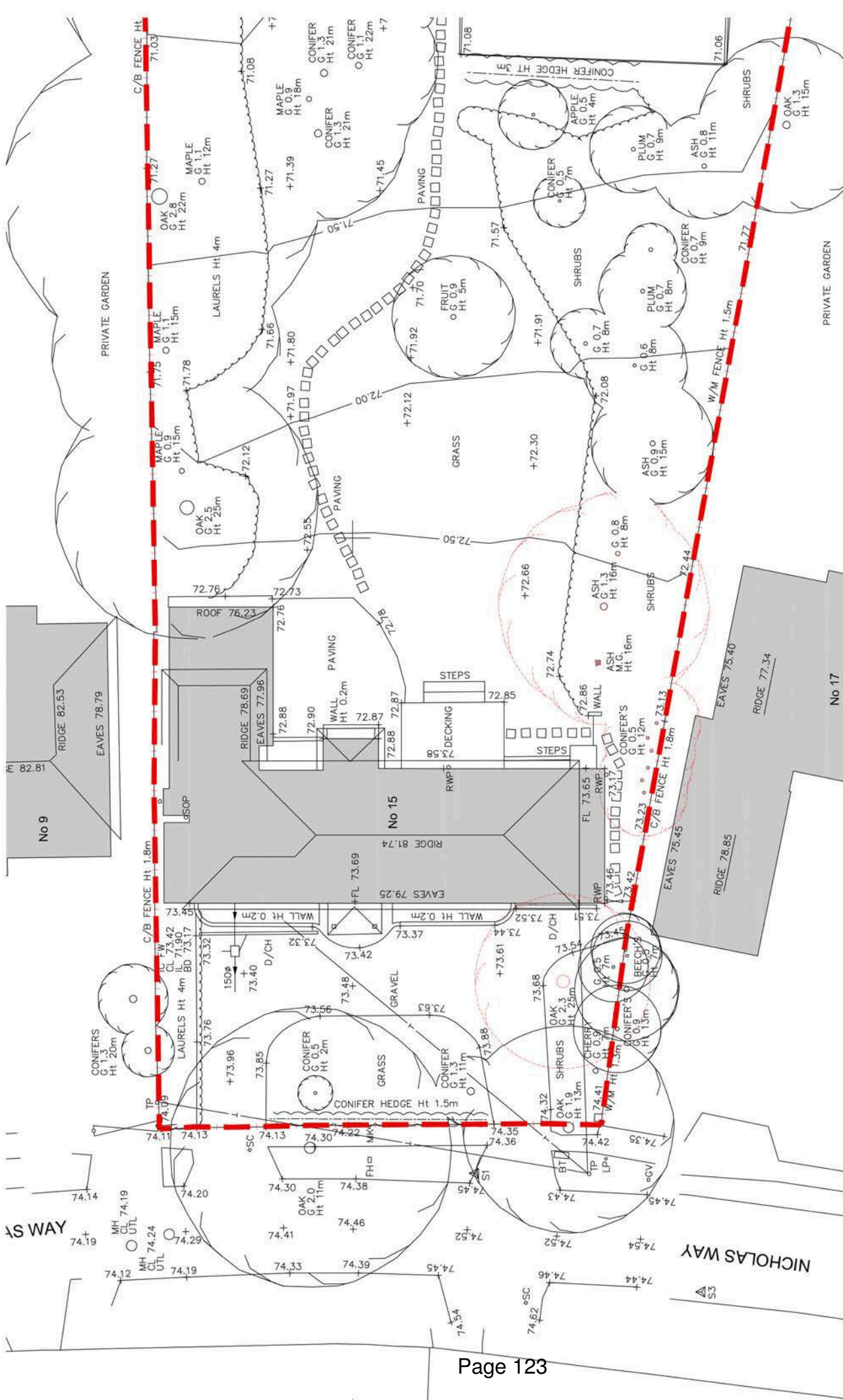
TITLE
EXISTING
Front & Side
Elevations

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL.06

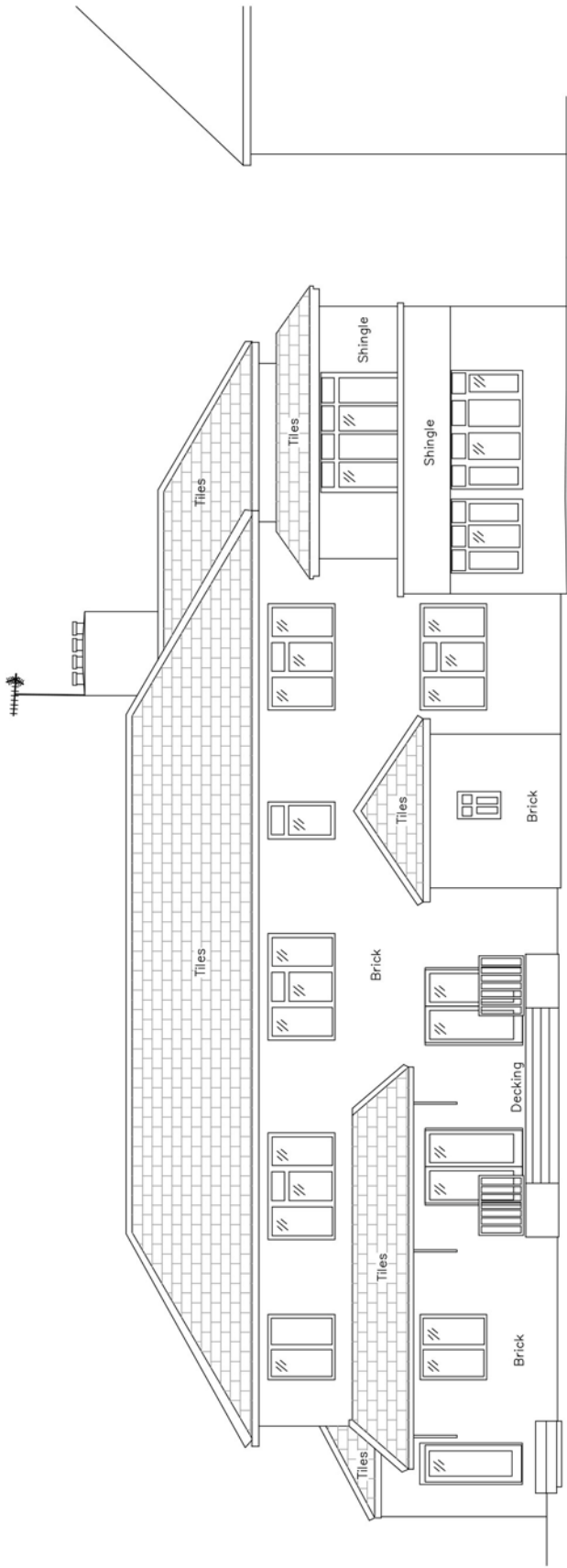
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976



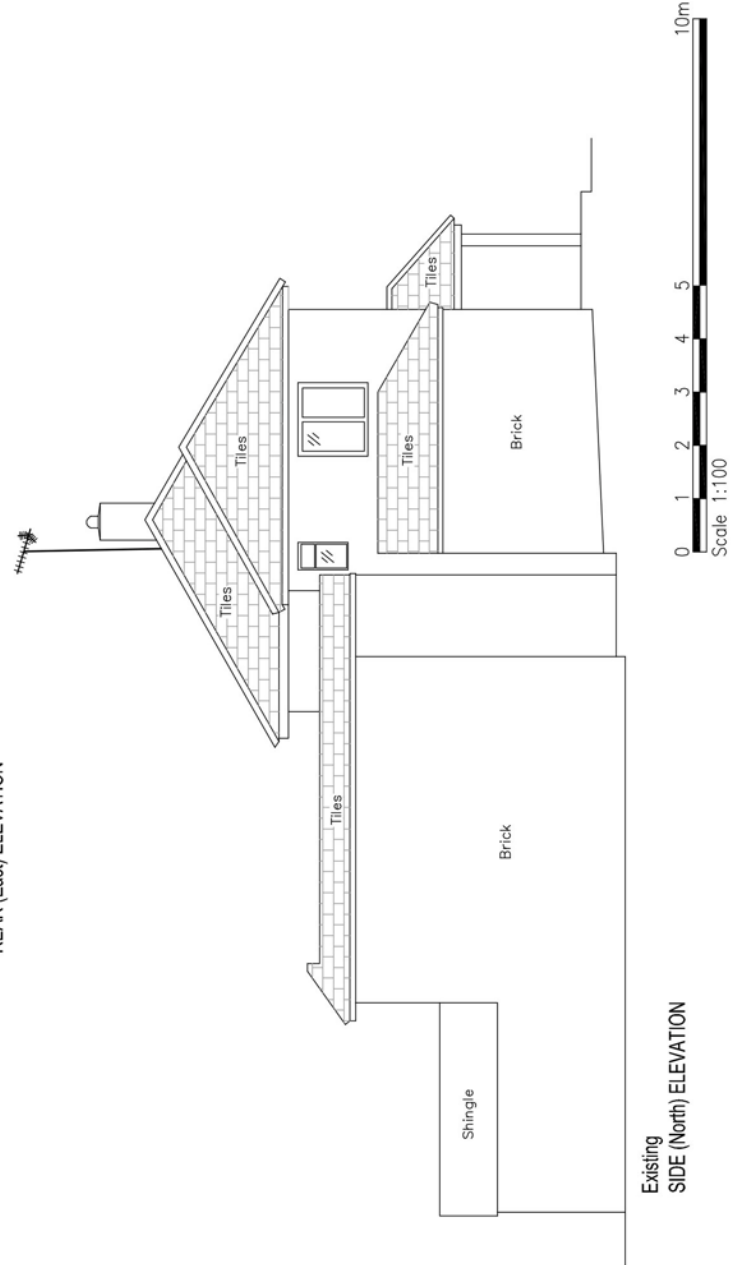
	PROJECT	SCALE
	Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR	1:200
TITLE	DATE	DRAWING No.
EXISTING House Layout	12.12	1107-PL.05



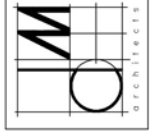
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



Existing
REAR (East) ELEVATION



Existing
SIDE (North) ELEVATION



PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

TITLE
EXISTING
Rear & Side
Elevations

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL.07

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



No. 9



No 15 - Front near LHS boundary



No 15 - Front near RHS boundary



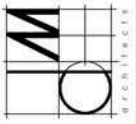
No. 17

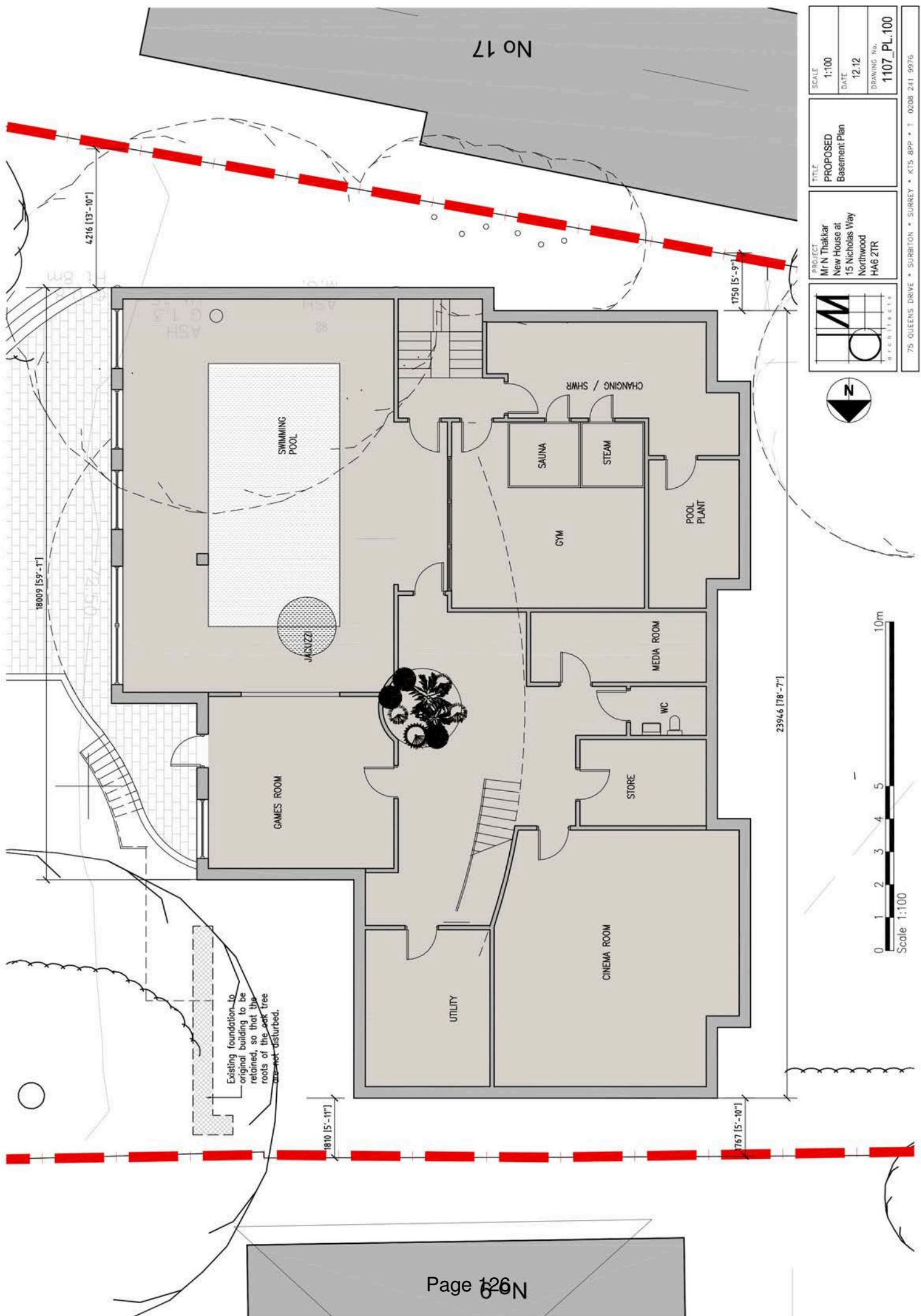


Looking towards Oak Tree and No. 9



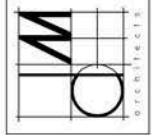
No. 15 - As seen from rear garden

	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE EXISTING Site Photos	SCALE NTS
	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976		
	DRAWING No. 1107_PL03	DATE 12.12	



PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR
TITLE	PROPOSED Basement Plan
SCALE	1:100
DATE	12.12
DRAWING No.	1107_PL_100

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976

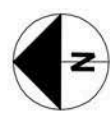


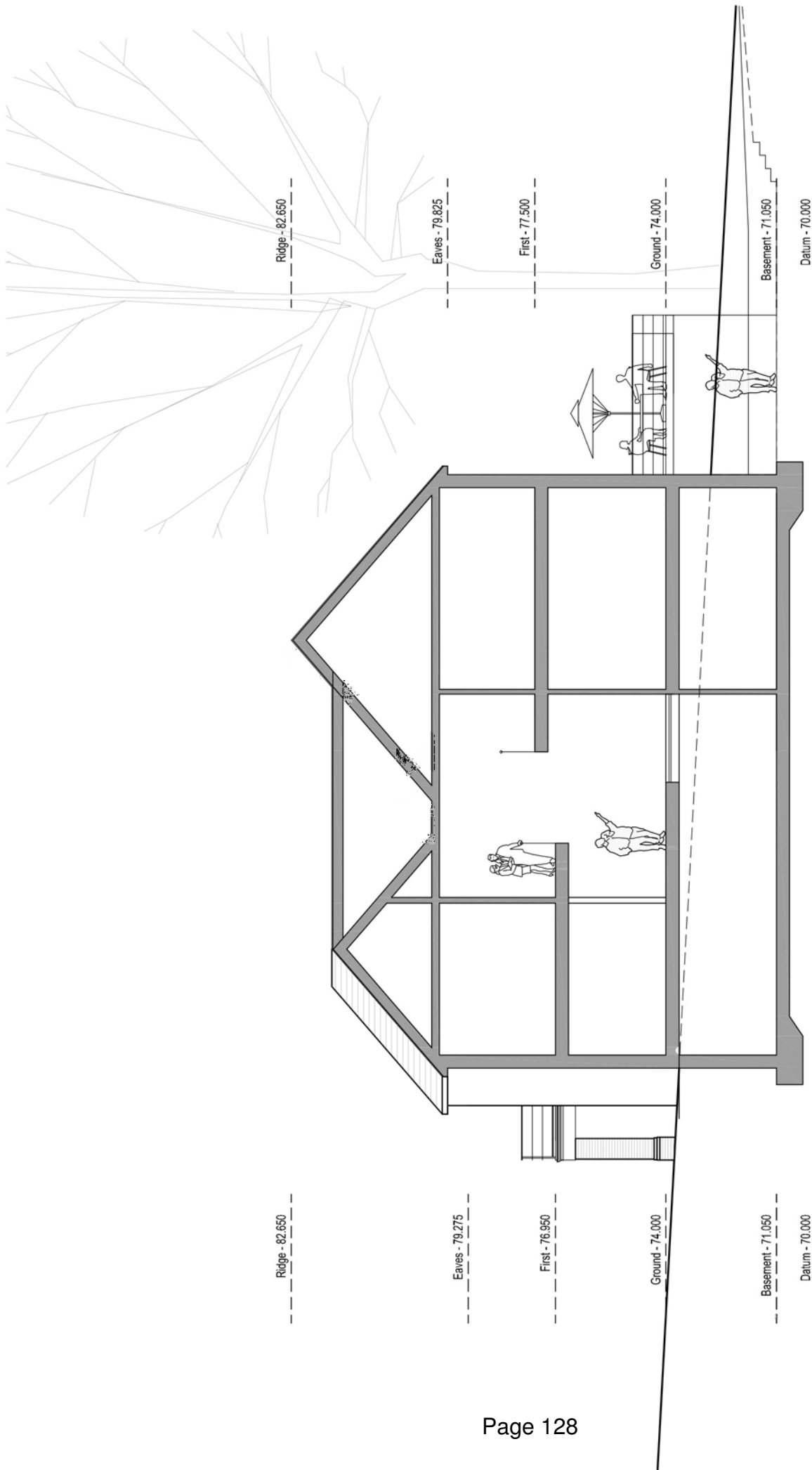
PROJECT
 Mr N Thakkar
 New House at
 15 Nicholas Way
 Northwood
 HA6 2TR

TITLE
 PROPOSED
 BLOCK PLAN

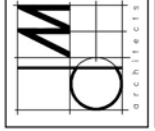
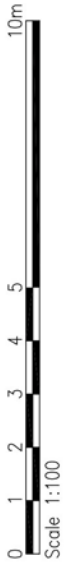
SCALE
 1:500
 DATE
 12.12
 DRAWING NO.
 1107_PL.12

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976





Proposed
CROSS SECTION



PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

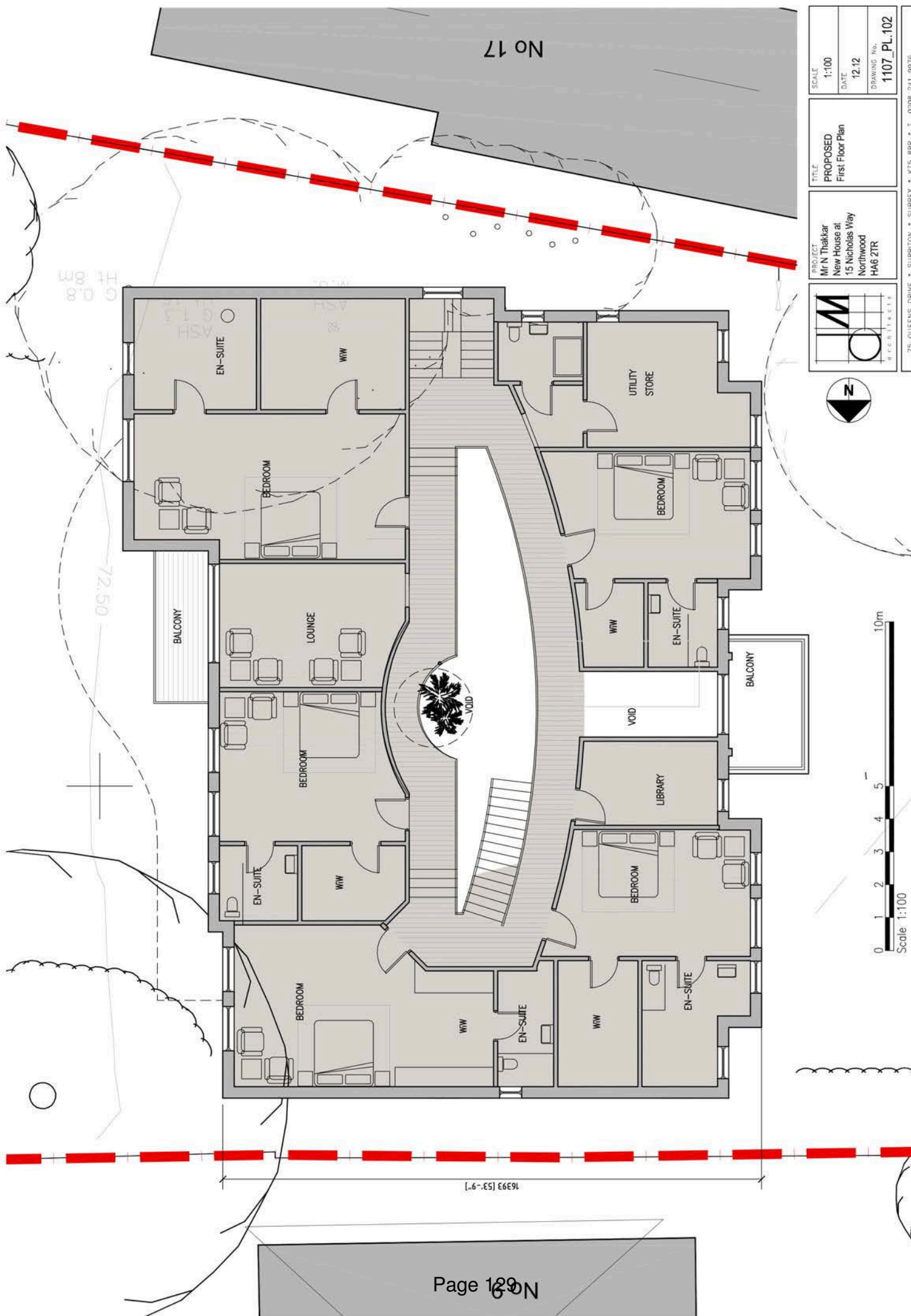
TITLE
PROPOSED
Cross Section

SCALE
1:100

DATE
12.12

DRAWING No.
1107_PL_300

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED First Floor Plan	SCALE 1:100
	DRAWING No. 1107_PL_102		
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976			

[6'-9"]

72.50

EN-SUITE

BEDROOM

BEDROOM

EN-SUITE

BEDROOM

W/W

EN-SUITE

W/W

BEDROOM

LIBRARY

VOID

W/W

EN-SUITE

BEDROOM

UTILITY STORE

W/W

BALCONY

BALCONY

VOID

No 17



No. 17

Proposed
FRONT (West) ELEVATION

No. 9

239.46 (7'8\"/>

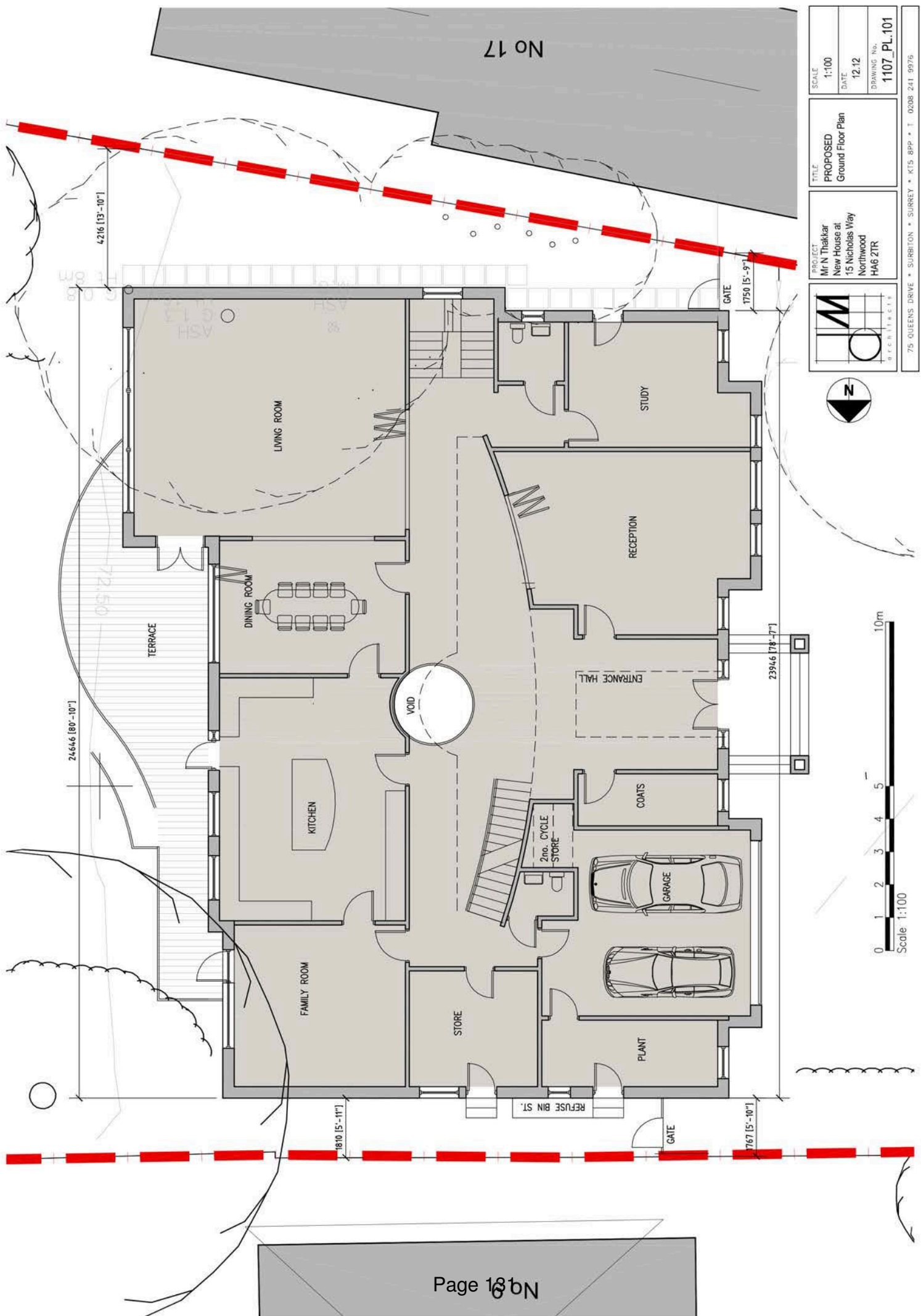
Page 130



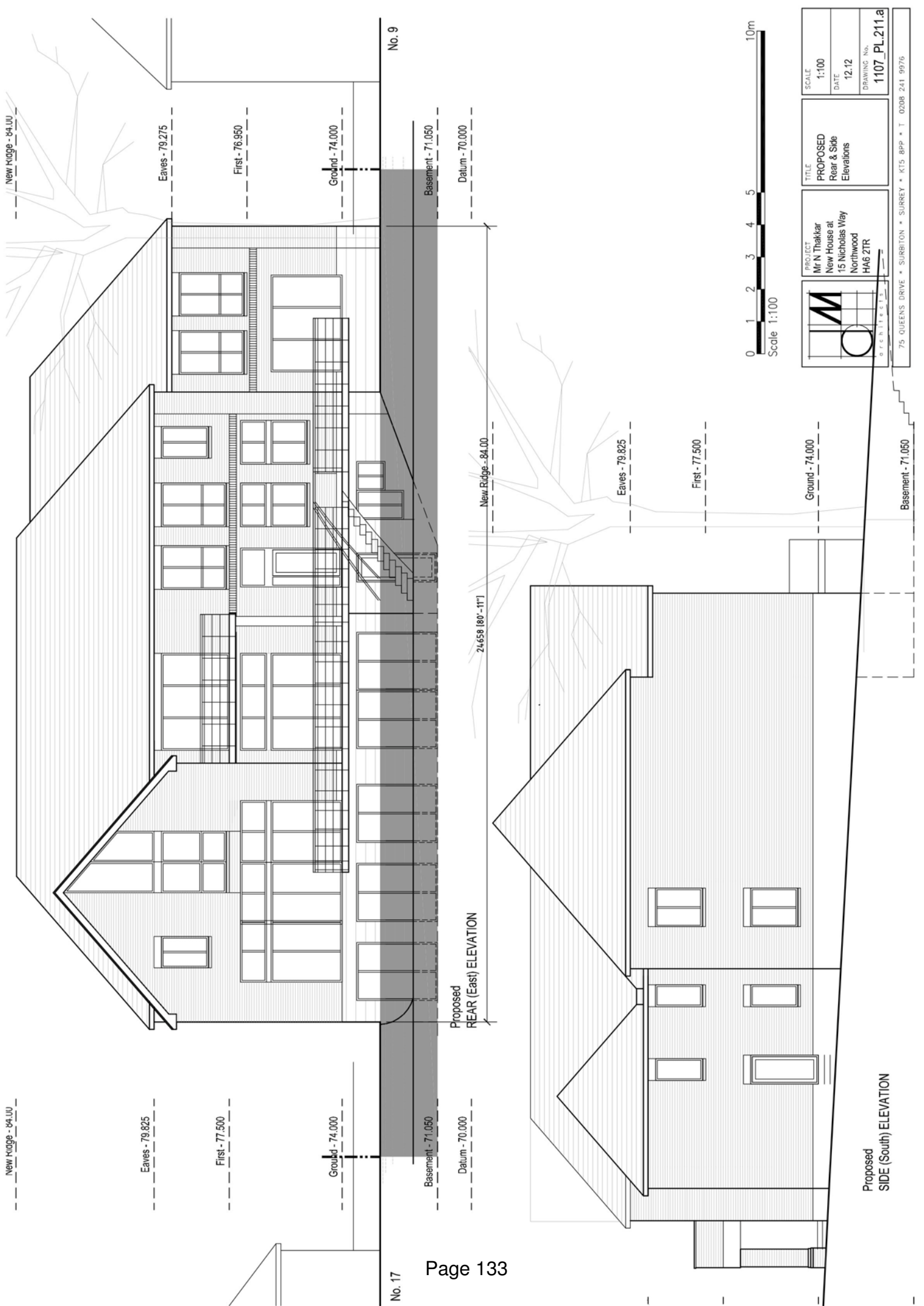
Proposed
SIDE (North) ELEVATION

Scale 1:100
0 1 2 3 4 5
10m

	PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR
	TITLE	PROPOSED Front & Side Elevations
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976 Fax: 0208 241 9976		SCALE 1:100 DATE 12.12 DRAWING No. 1107_PL.210



SCALE	1:100
DATE	12.12
DRAWING No.	1107_PL.101
TITLE PROPOSED Ground Floor Plan	
PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976 ARCHITECT	



New Ridge - 84.111

Eaves - 79.825

First - 77.500

Ground - 74.000

Basement - 71.050

Datum - 70.000

No. 17

No. 9

Eaves - 79.275

First - 76.950

Ground - 74.000

Basement - 71.050

Datum - 70.000

Proposed REAR (East) ELEVATION

24658 (80'-11")

New Ridge - 84.00

Eaves - 79.825

First - 77.500

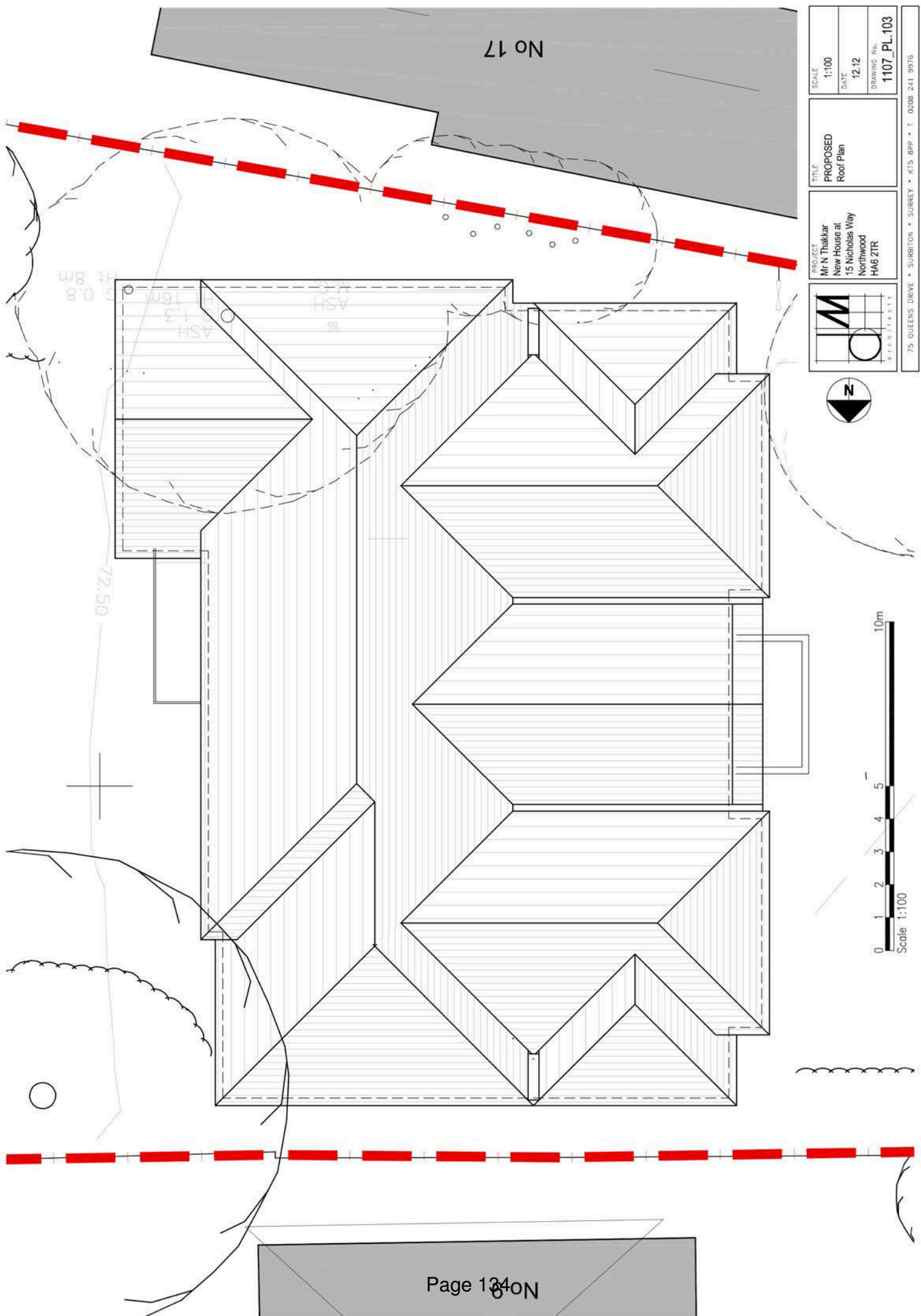
Ground - 74.000

Basement - 71.050

Proposed SIDE (South) ELEVATION



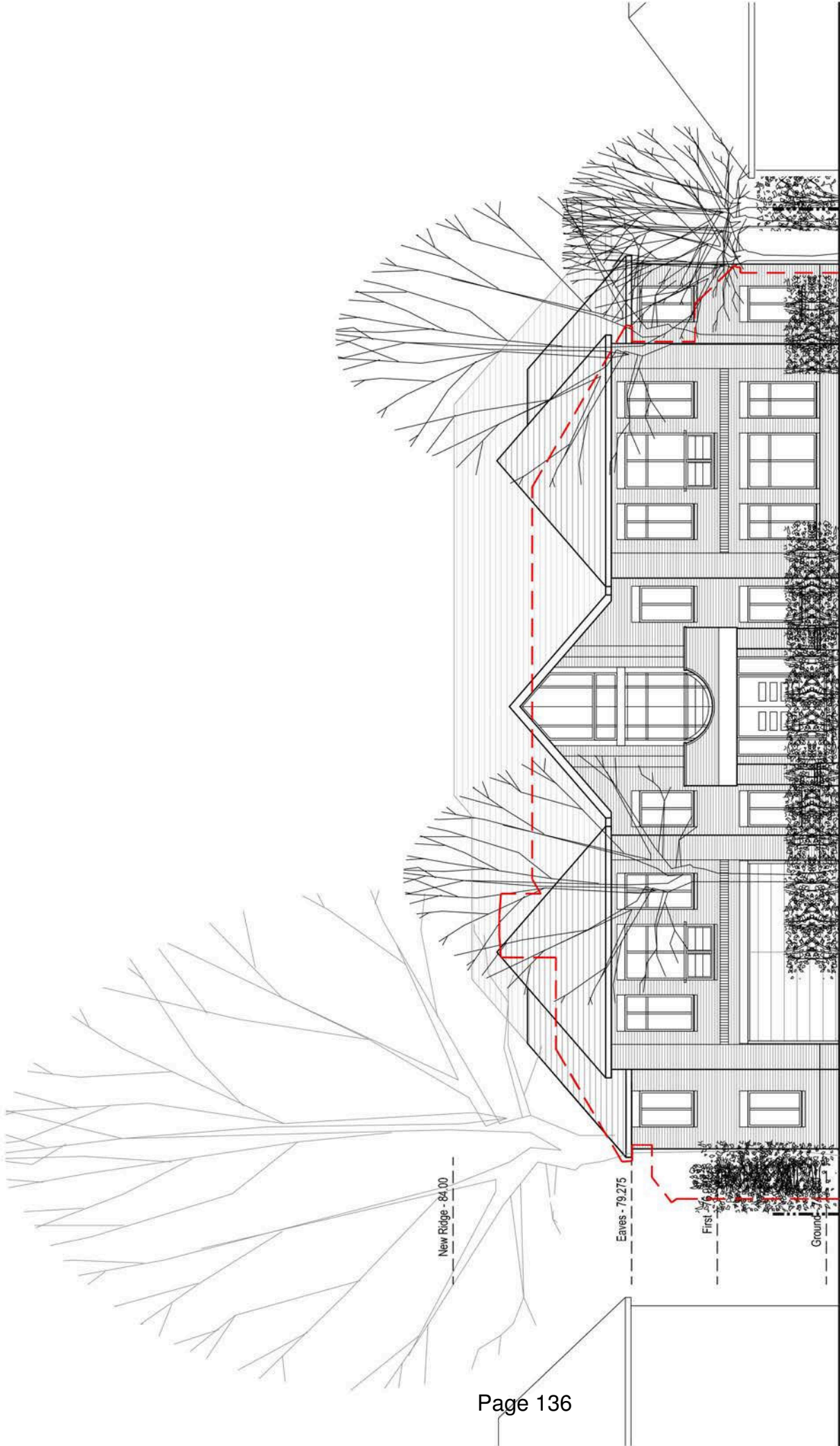
	PROJECT	Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR
	TITLE	PROPOSED Rear & Side Elevations
	SCALE	1:100
	DATE	12.12
	DRAWING No.	1107_PL.211.a
75 QUEENS DRIVE * SURBITON * SURREY * KT5 8PP * T. 0208 241 9976		



	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HAG ZTR	TITLE PROPOSED Roof Plan	SCALE 1:100
75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976	DATE 12.12	DRAWING No. 1107_PL_103	



No 17



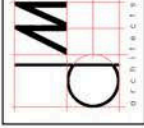
No. 17

No. 9

2394.6 (78'-7")



NOTE:
RED OUTLINED INDICATES
PROFILE OF EXISTING HOUSE

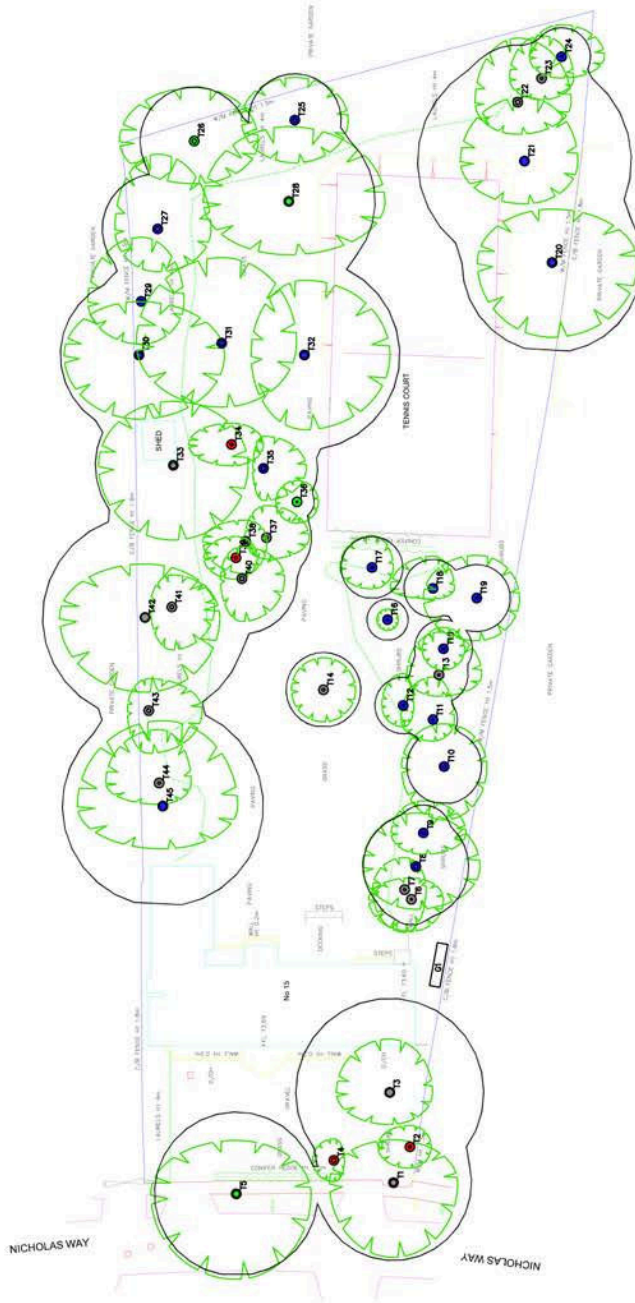


PROJECT
Mr N Thakkar
New House at
15 Nicholas Way
Northwood
HAG ZTR

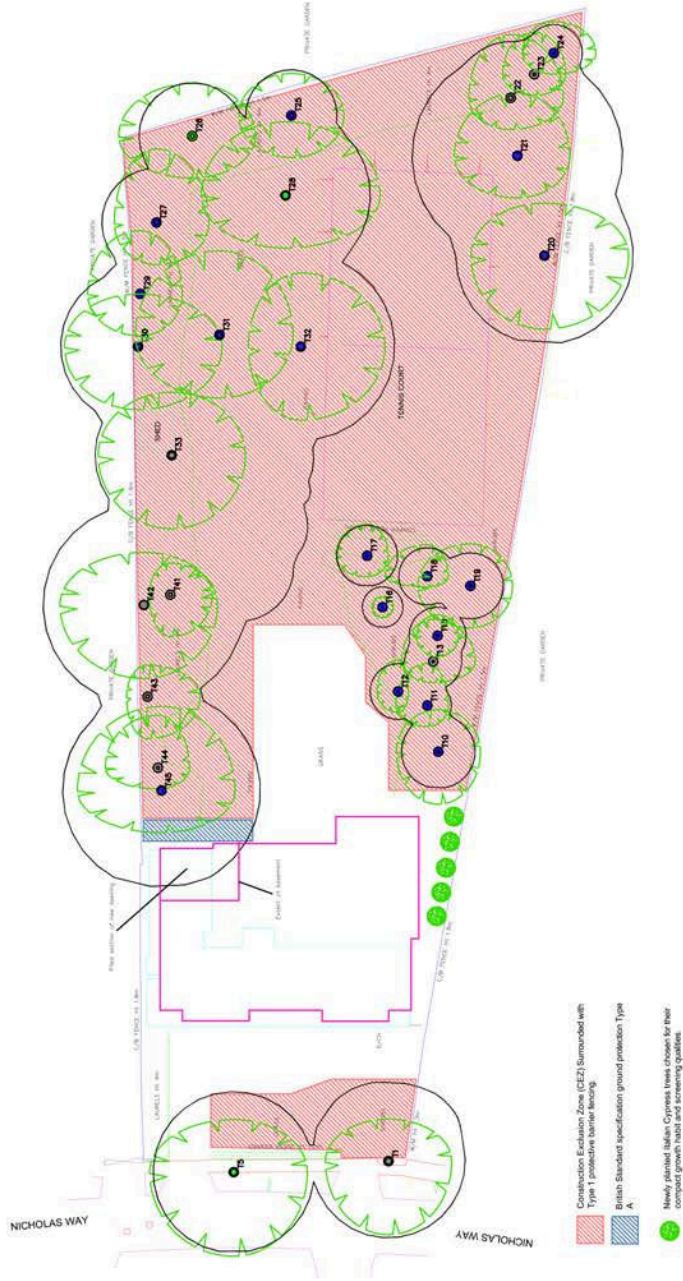
TITLE
PROPOSED
Front - Street
Elevation

SCALE
1:100
DATE
12.12
DRAWING No.
1107_PL.212

75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T. 0208 241 9976



Title:	Date:	Drawing Number:	Site Address:
Tree Constraints Plan	June 13th 2012	Figure 1	15 Nicholas Way
Client:	Job Number:	Scale on A3 Paper:	Northwood
Mr N Thakkar	P8286J138	1:500	HA6 2TR



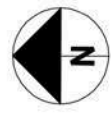
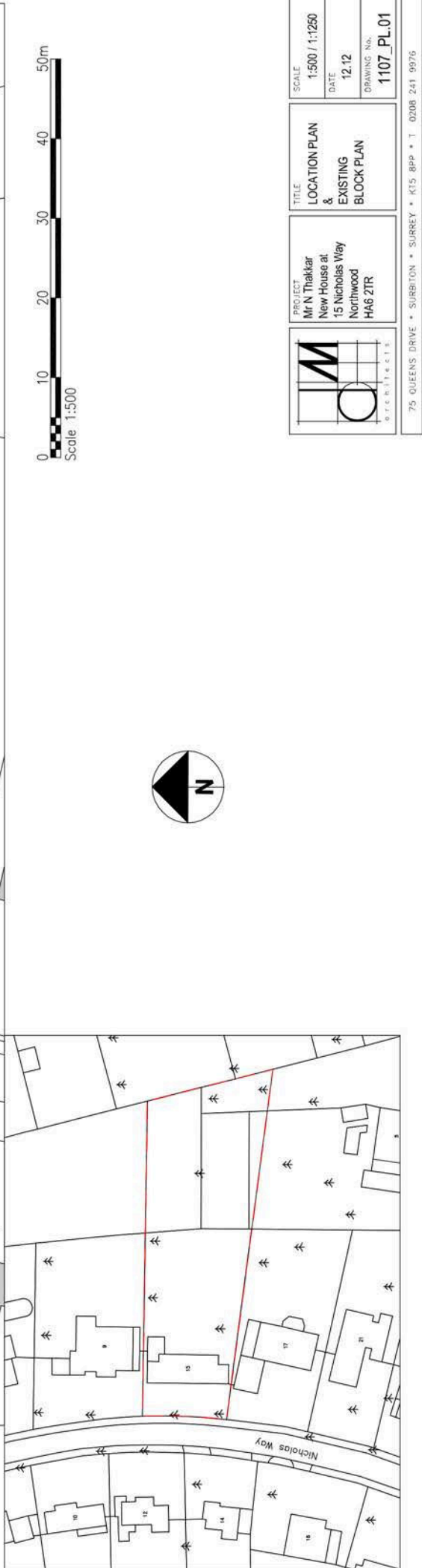
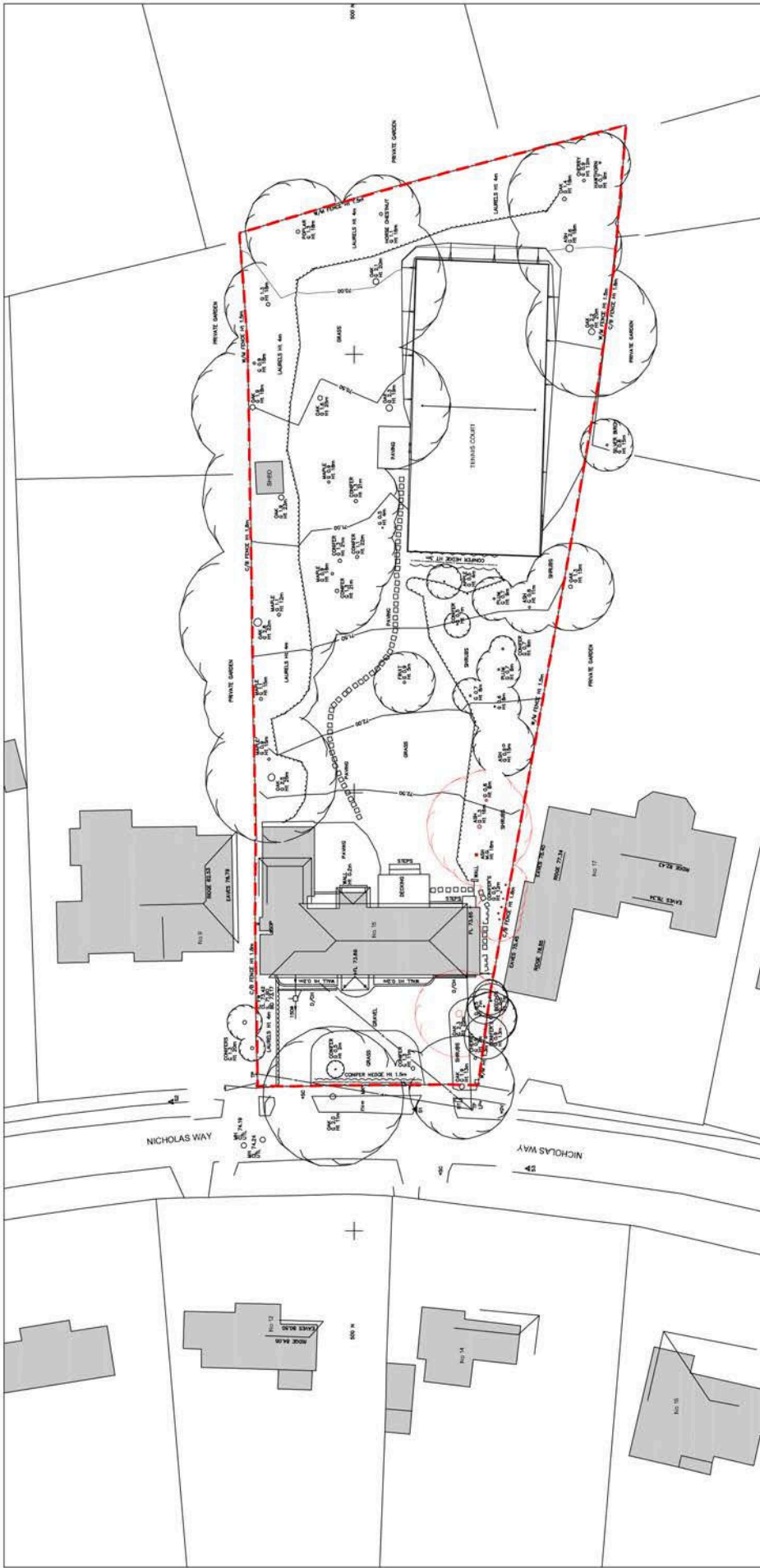
Site Address
 15 Nicholas Way
 Northwood
 HA6 2TR

Drawing Number
Figure 2
 Scale on A3 Paper
 1:500

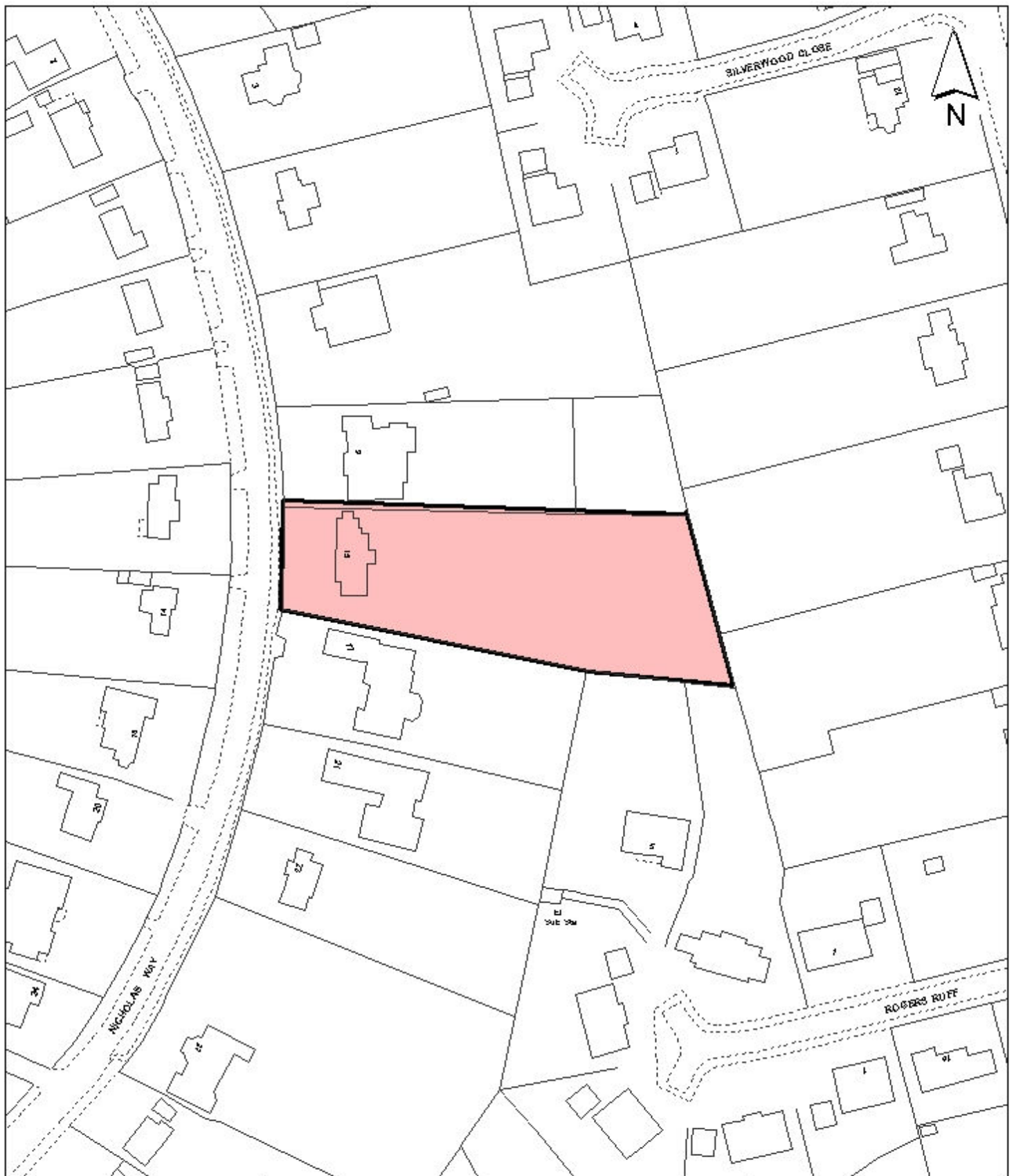
Date
June 13th 2012
 Job Number
P8286J138

Title
Tree Protection Plan
 Client
Mr N Thakkar

Jomas Associates Ltd
 Highbridge Industrial Estate, Oxford Road, Uxbridge,
 UB8 1HR.
 www.jomasassociates.com
 Telephone: 0843 289 2187



 M A ARCHITECTS	PROJECT Mr N Thakkar New House at 15 Nicholas Way Northwood HA6 2TR	TITLE LOCATION PLAN & EXISTING BLOCK PLAN	SCALE 1:500 / 1:250
	DATE 12.12	DRAWING NO. 1107_PL_01	75 QUEENS DRIVE • SURBITON • SURREY • KT5 8PP • T 0208 241 9976



Notes

 Site boundary

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Site Address

**15 Nicholas Way
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

16824/APP/2012/3220

Scale

1:1,250

Planning Committee

North Page 140

Date

**October
2013**



HILLINGDON
LONDON

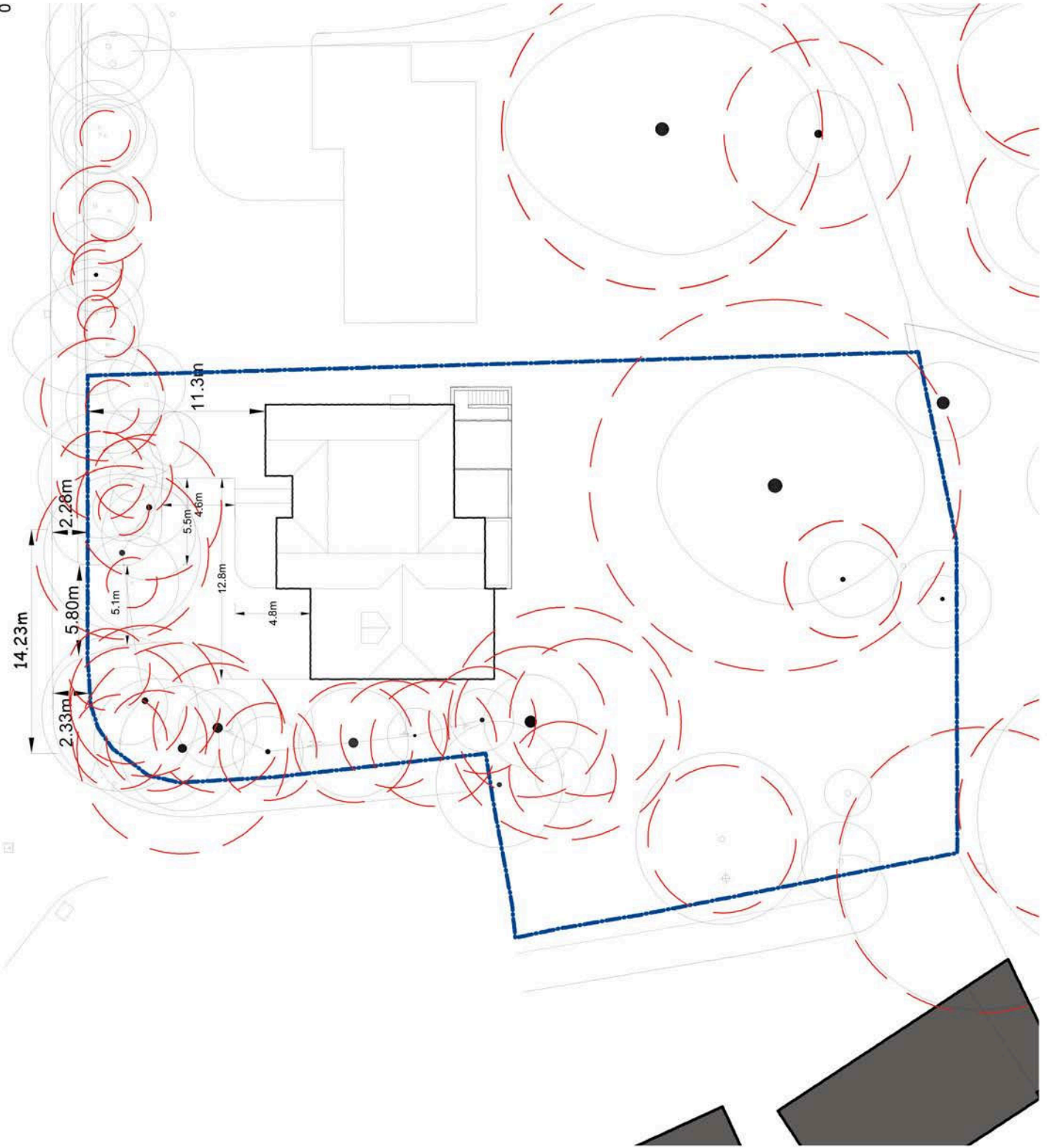
Report of the Head of Planning, Sport and Green Spaces

Address LAND FORMING PART OF OAKHURST NORTHGATE NORTHWOOD

Development: S73 Minor Material Amendment application, seeking amendments to approved plans (siting and height) under condition 2 of planning permission ref: 67012/APP/2011/2712 (Appeal ref: APP/R5510/A/12/2175907 dated 14 November 2012) (Erection of two storey 5 bedroom, detached dwelling).

LBH Ref Nos: 67012/APP/2013/2040

Date Plans Received: 19/07/2013 **Date(s) of Amendment(s):** 28/02/2012
Date Application Valid: 19/07/2013 24/02/2012
07/11/2011
19/07/2013
22/02/2012

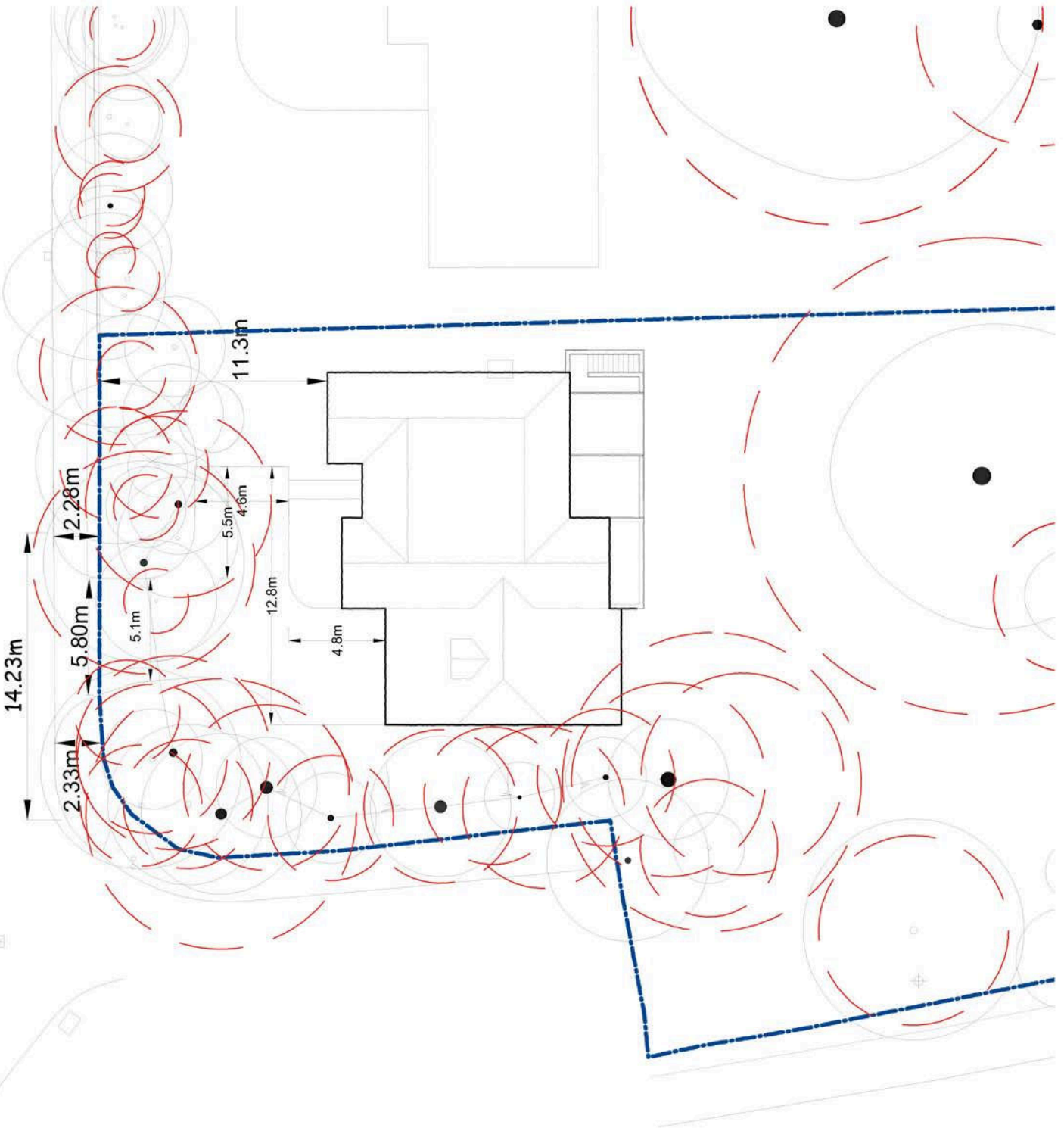


Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
 Site Plan

Scale	1:250 @ A3	Dwg No.	P001/02
Date	03.08.11	Rev	D
Drawn			



Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
 Block Plan

Scale	Dwg No.
1:200 @ A3	P001/08
Date	Rev
03.08.11	E
Drawn	



Rev	Date	Description

Project
Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
Basement Floor Plan

Scale	Dwg No.
1:100 @ A3	P001/03
Date	Rev
03.08.11	C
Drawn	

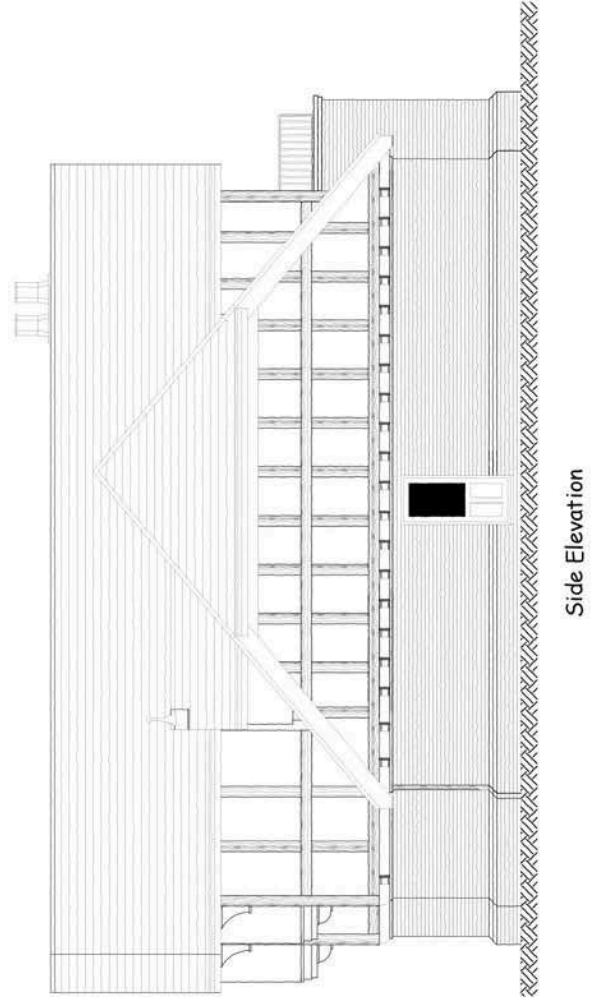
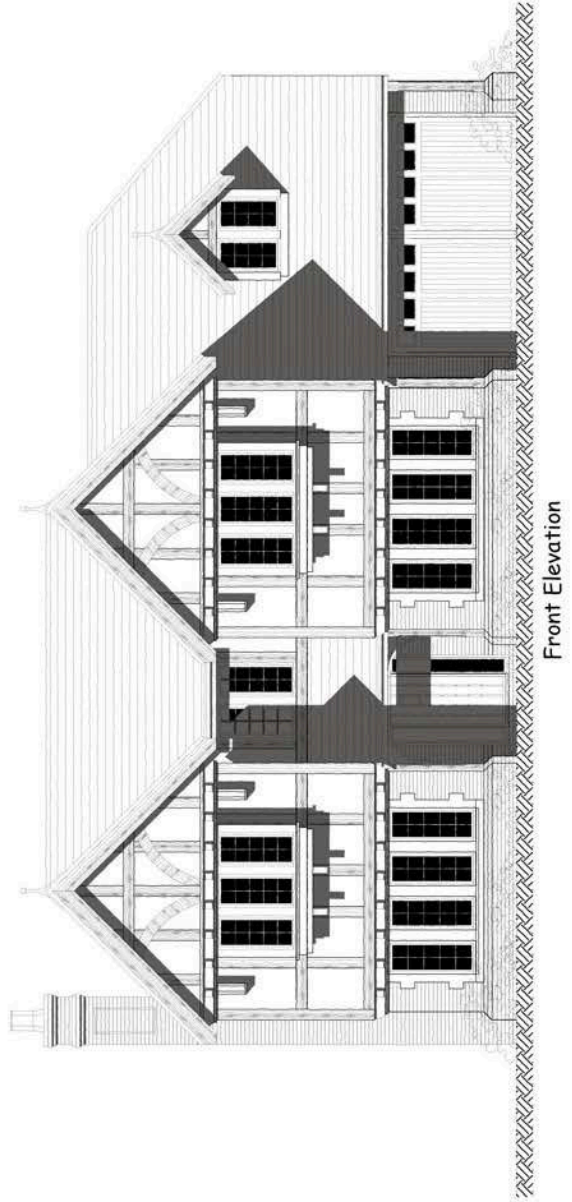


Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
First Floor Plan

Scale	Dwg No.
1:100 @ A3	P001/05
Date	Rev
03.08.11	D
Drawn	



Rev	Date	Description

Project
Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
Front & Side Elevations

Scale
1:100 @ A3

Dwg No.
P001/06

Date
03.08.11

Rev
F

Drawn

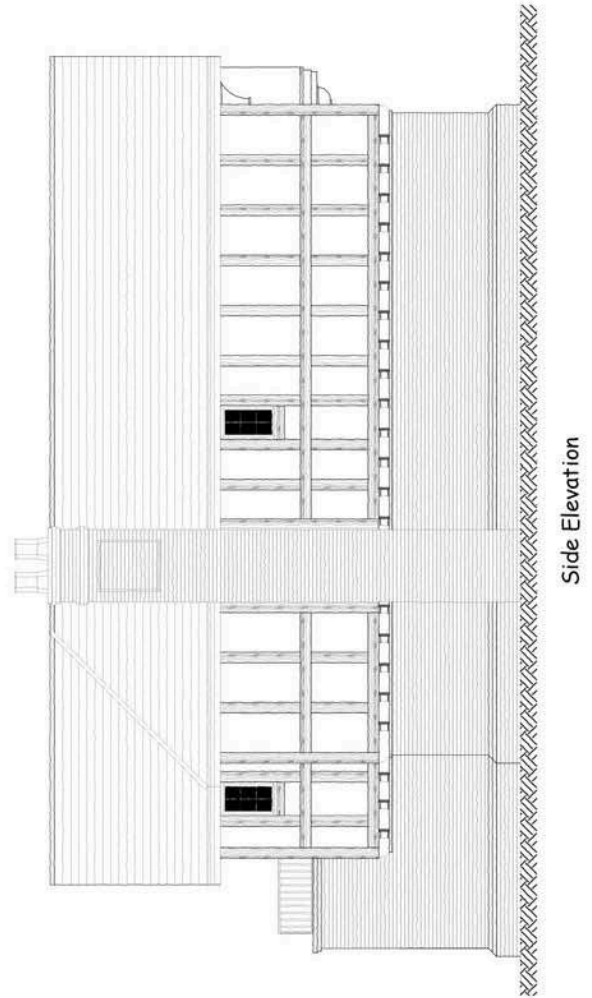
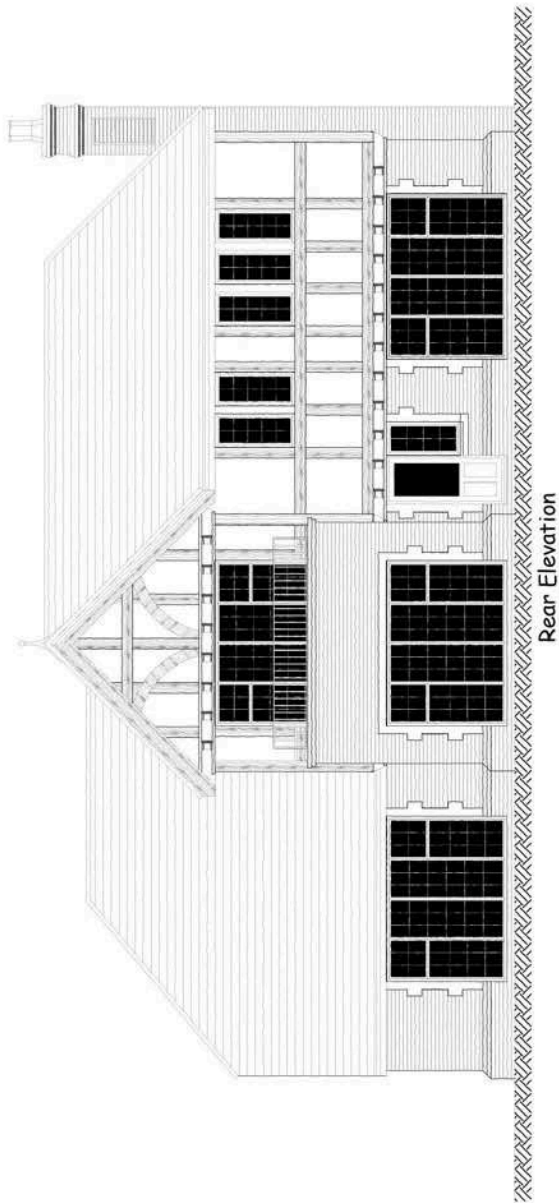


Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
 Ground Floor Plan

Scale	Dwg No.
1:100 @ A3	P001/04
Date	Rev
03.08.11	D
Drawn	



Rev	Date	Description

Project
Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
Rear & Side Elevations

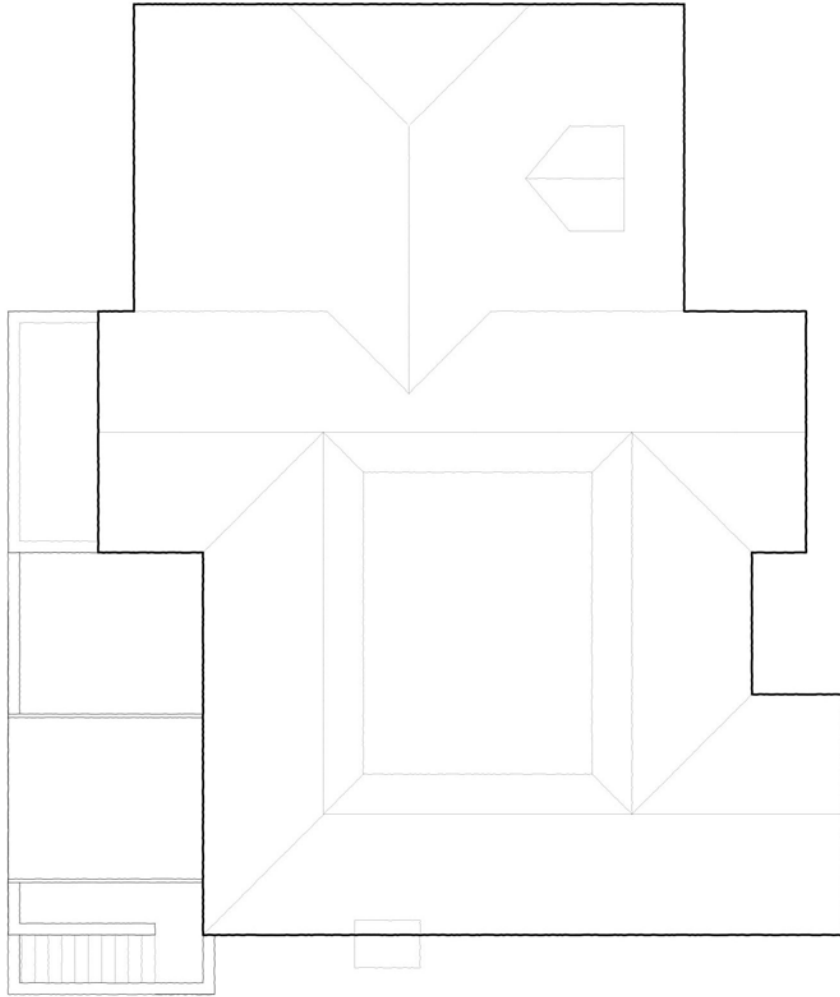
Scale
1:100 @ A3

Dwg No.
P001/07

Date
03.08.11

Rev
C

Drawn

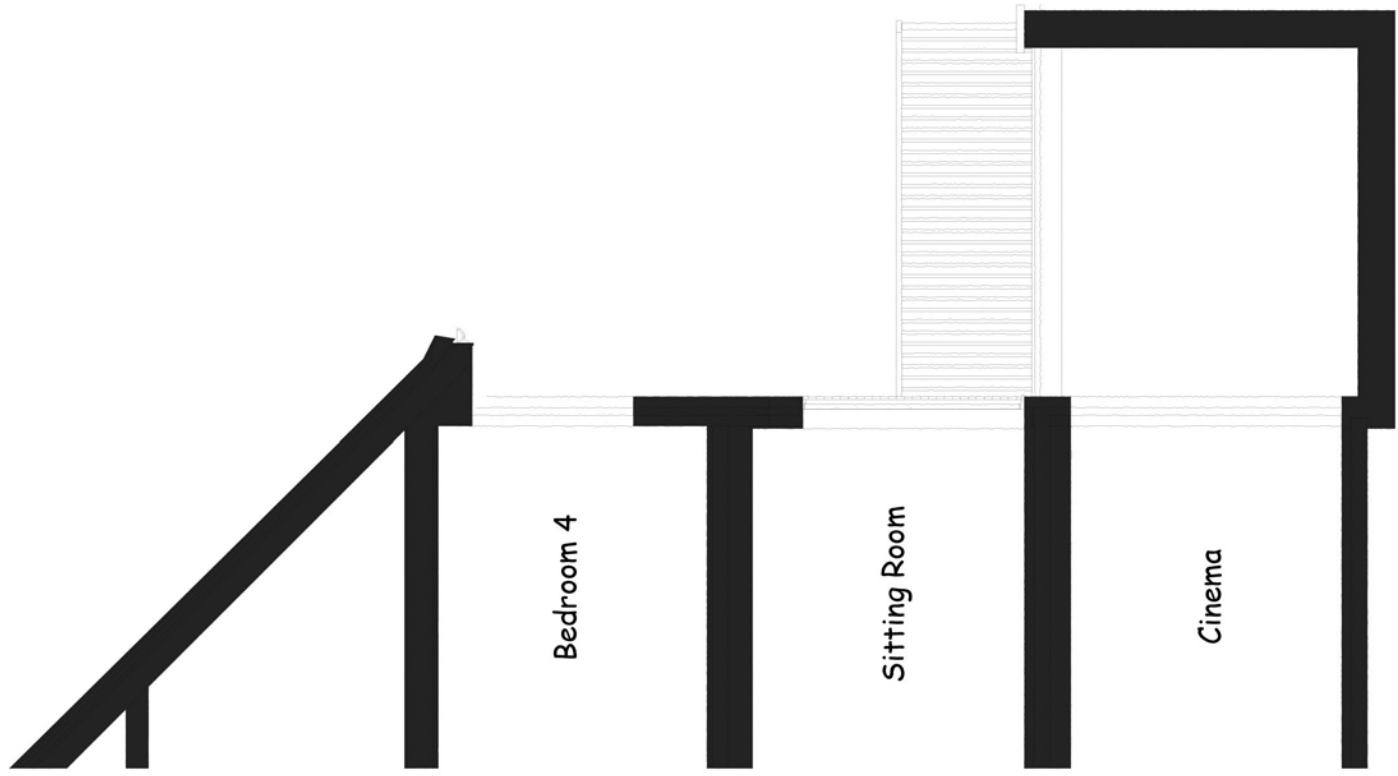


Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
Roof Plan

Scale	Dwg No.
1:100 @ A3	P001/10
Date	Rev
14.11.11	
Drawn	

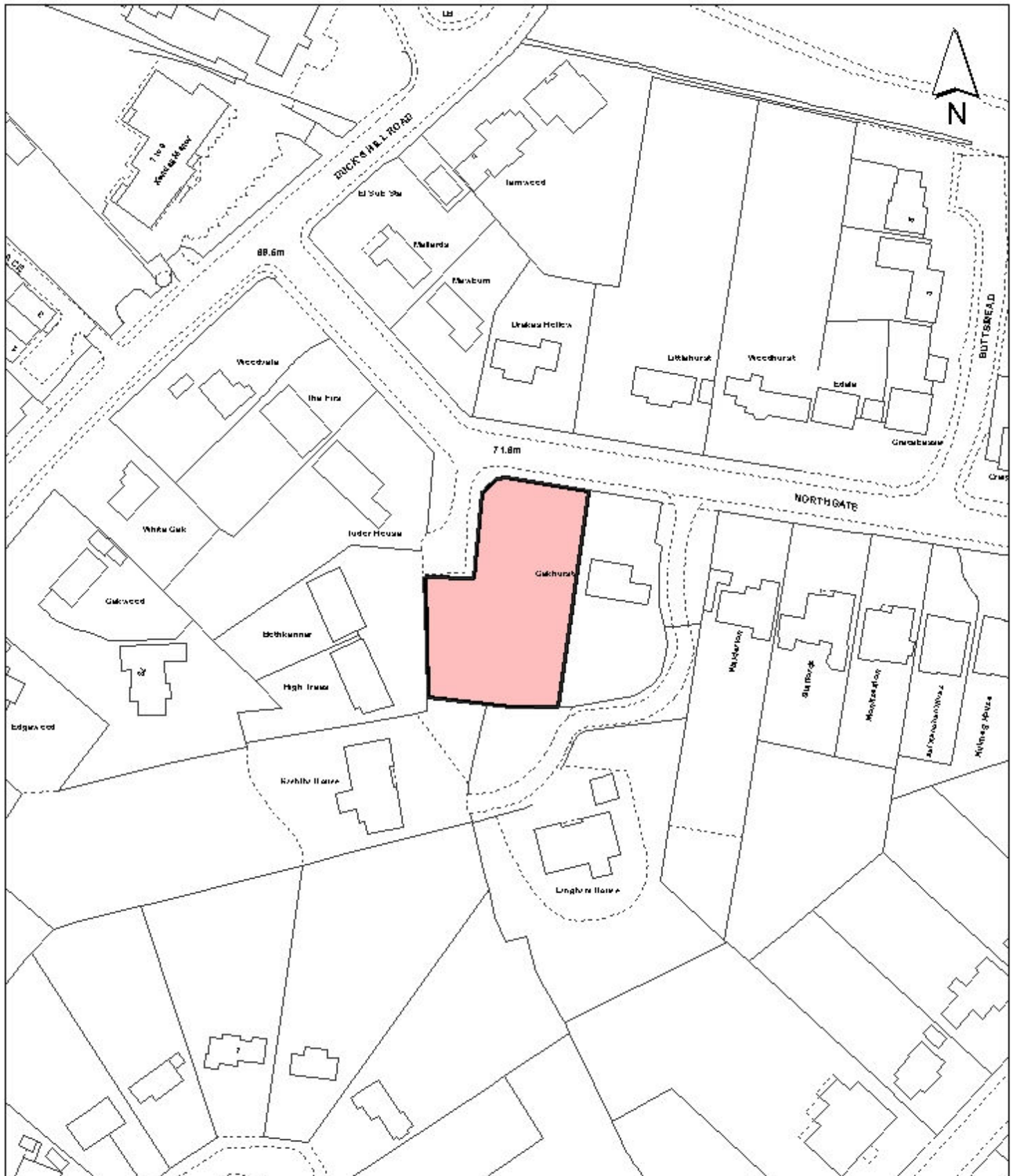


Rev	Date	Description

Project
 Vacant land fronting Northgate and adjacent to Oakhurst, Northwood

Drawing title
 Section

Scale	Dwg No.
1:50 @ A3	P001/09
Date	Rev
03.08.11	A
Drawn	



Notes

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Site Address

**Oakhurst
Northgate
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

67012/APP/2013/2040

Scale

1:1,250

Planning Committee

NORTH Page 151

Date

**October
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE HOUSE GARDENS HIGH ROAD EASTCOTE

Development: Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden; and erection of new cafe building with site managers office, store and toilets and associated external works (Application for Listed Building Consent).

LBH Ref Nos: 23846/APP/2013/2400

Date Plans Received: 20/08/2013

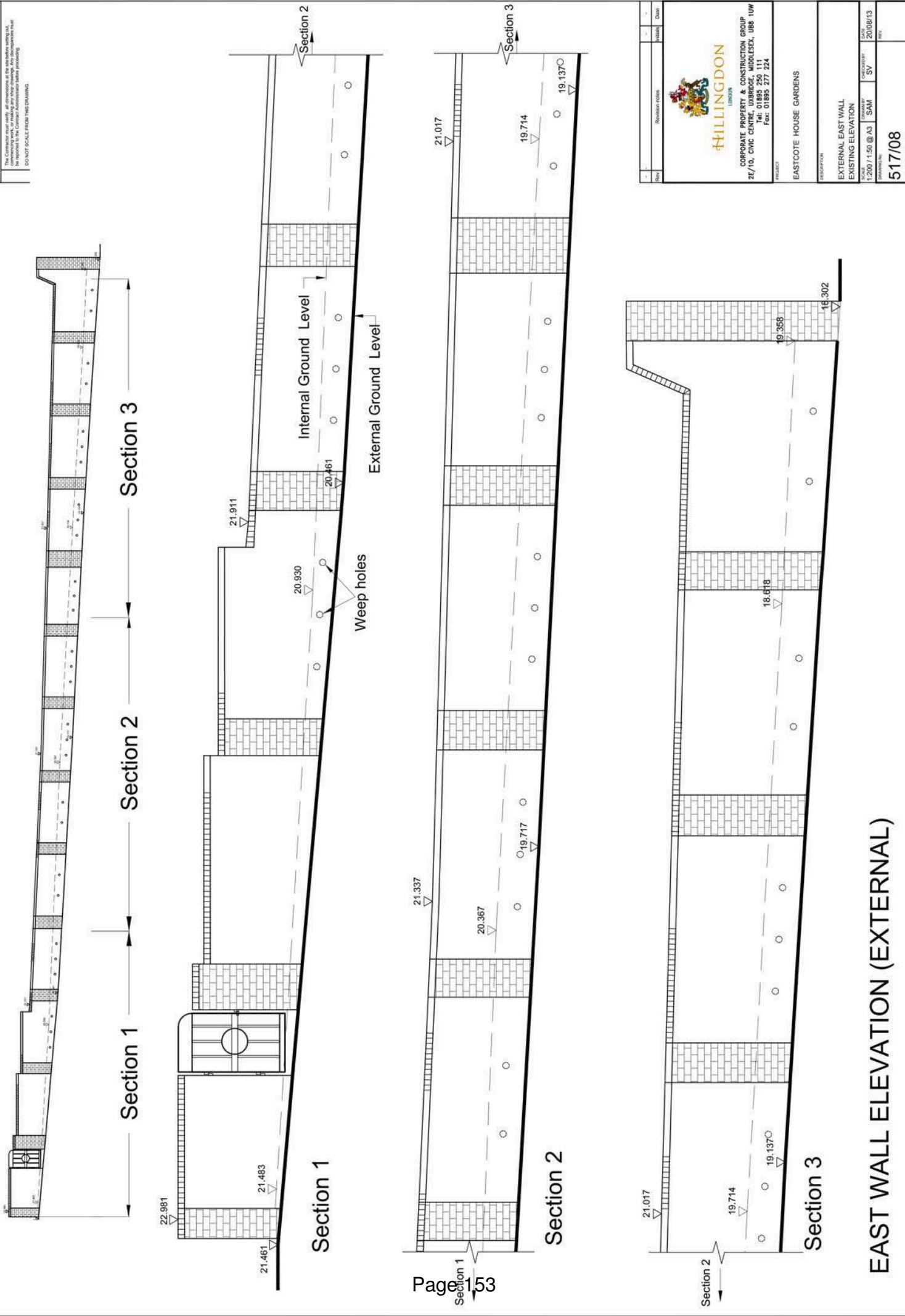
Date(s) of Amendment(s):

Date Application Valid: 23/08/2013

□

NOTES

The Contractor must verify all dimensions at the site before starting work.
 All work is to be carried out in accordance with the relevant Building Regulations.
 DO NOT SCALE FROM THIS DRAWING.



Revision	Number	Date

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, WIDBRIDGE, MIDDLESEX, UB8 3UW
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT: EASTCOTE HOUSE GARDENS

DESCRIPTION: EXTERNAL EAST WALL EXISTING ELEVATION

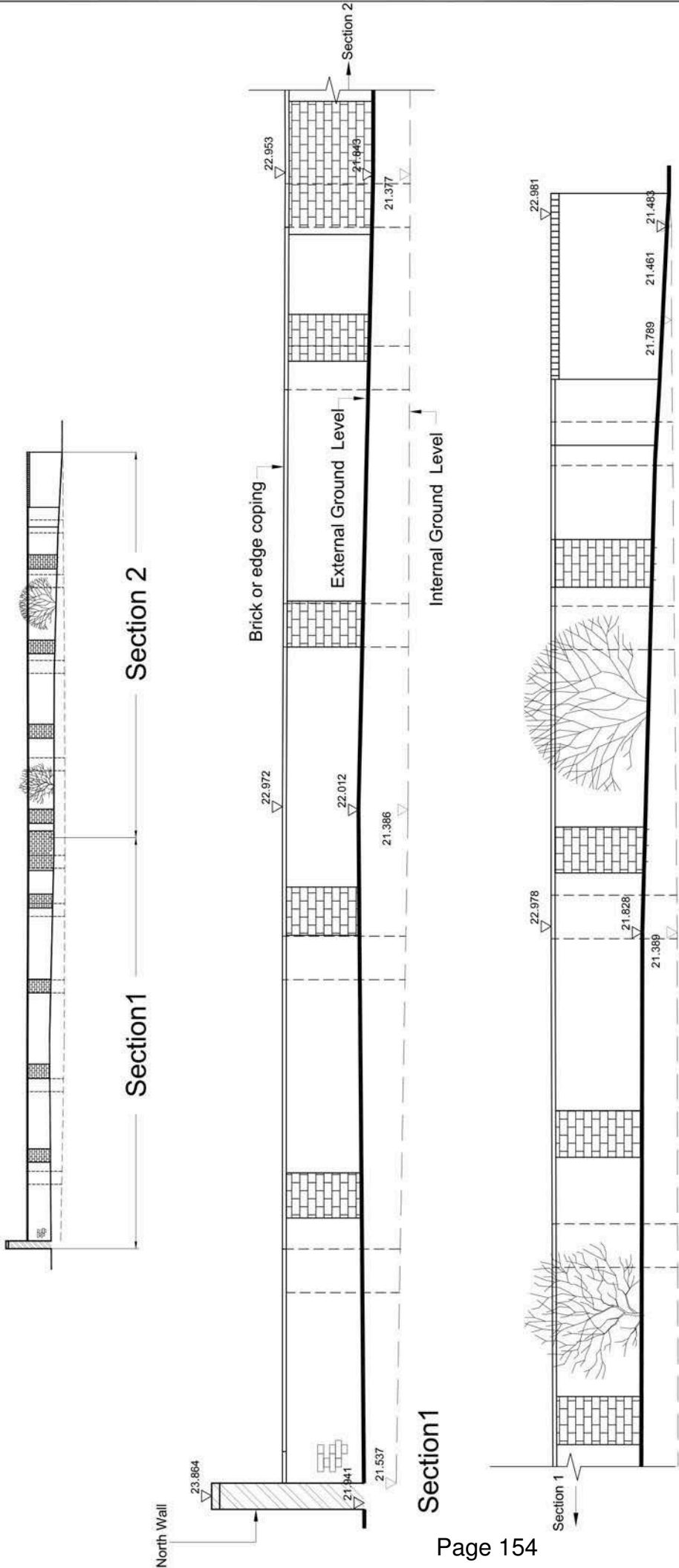
Scale: 1:200 / 1:150 @ A3
 Date: 20/08/13
 Drawn by: SAM
 Checked by: SV

517/08

EAST WALL ELEVATION (EXTERNAL)

NOTES

The Contractor must verify all dimensions at the site before starting work.
 All dimensions are to the face of the brickwork unless otherwise stated.
 All work is to be carried out in accordance with the Building Regulations.
 DO NOT SCALE FROM THIS DRAWING.



Section 2

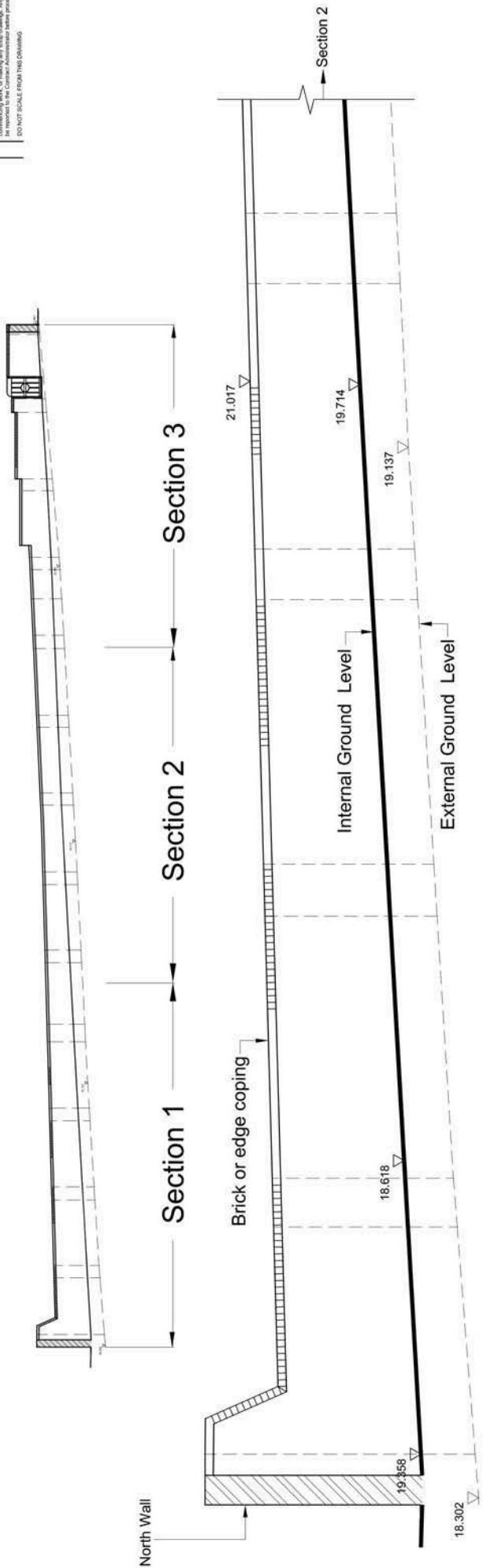
SOUTH WALL ELEVATION (EXTERNAL)

Rev	Revision notes	Issued	Date

CORPORATE PROPERTY & CONSTRUCTION GROUP 2E/10, CIVIC CENTRE, UXBROOKE, MIDDLESEX, UB8 3UW Tel: 01895 250 111 Fax: 01895 277 224	
PROJECT	
EASTCOTE HOUSE GARDENS	
DESCRIPTION	
EXTERNAL SOUTH WALL	
EXISTING ELEVATION	
Scale	Contract Ref
1:200 / 1:50 @ A3	SV
Issue No	Date
	20/08/13
517/06	

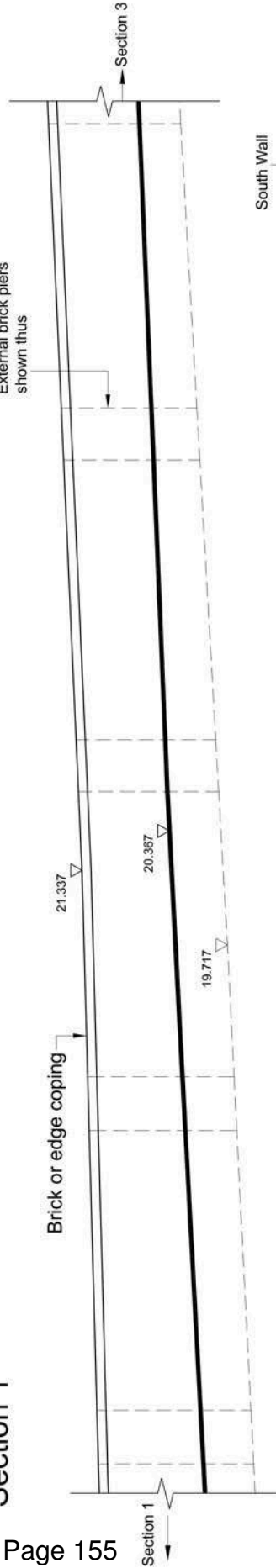
NOTES

The Contractor must verify all dimensions at the site before starting out. All dimensions are given in millimetres unless otherwise stated. Any discrepancies must be reported to the Client immediately. DO NOT SCALE FROM THIS DRAWING.



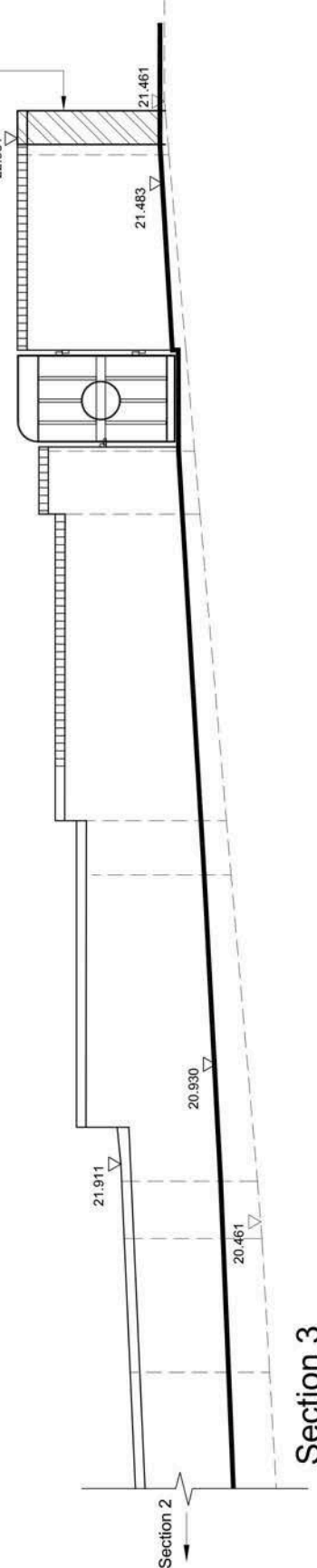
Section 1

External brick piers shown thus



Section 2

South Wall



Section 3

EAST WALL ELEVATION (INTERNAL)

Rev	Revision notes	Issued	Date

HILLINGTON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT: EASTCOTE HOUSE GARDENS

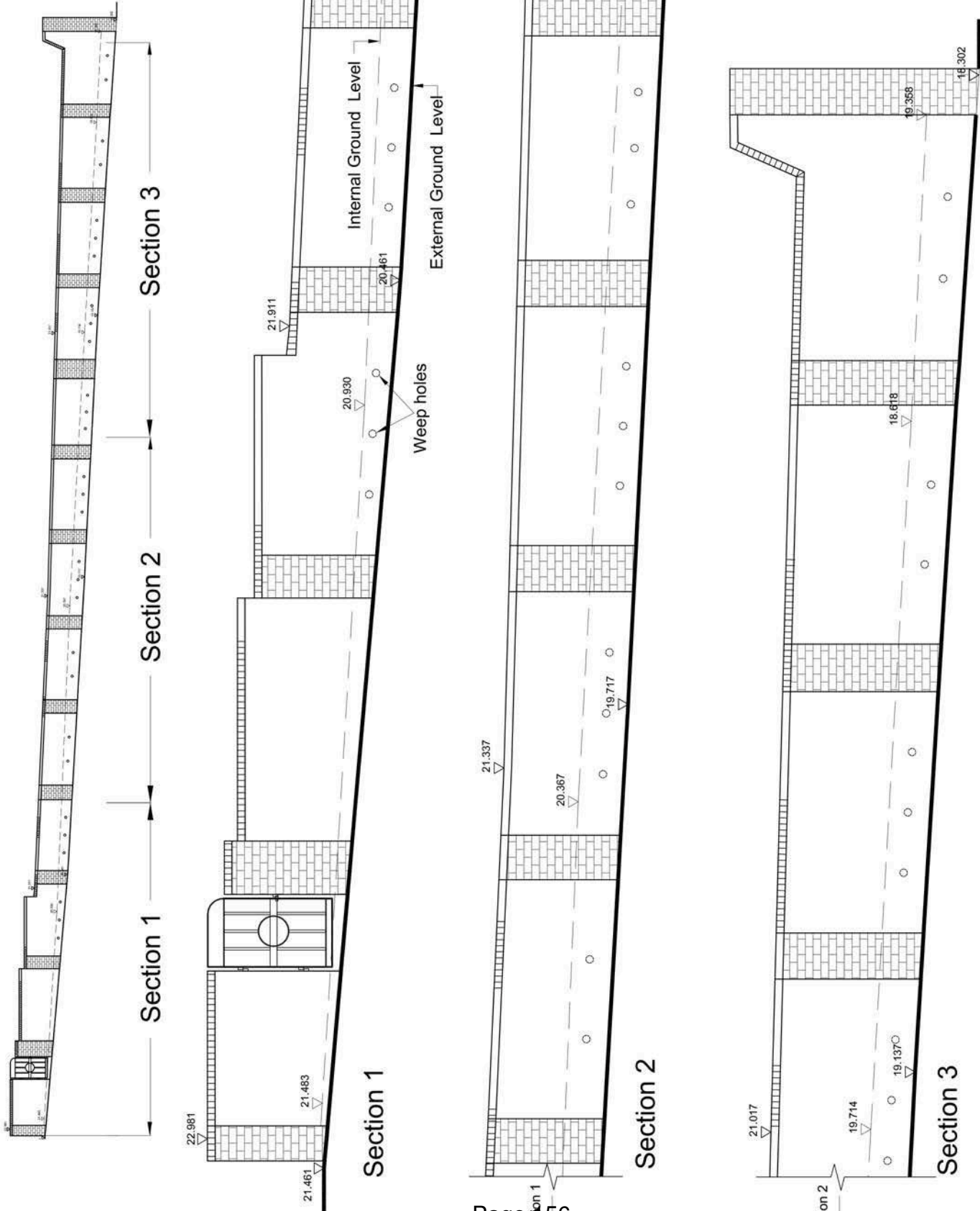
DESCRIPTION: INTERNAL EAST WALL
EXISTING ELEVATION

Scale: 1:200 / 1:50 @ A3
Client: SANF
Contract Ref: SV
Date: 20/08/13
Rev: 1

517/07

NOTES

The Contractor must verify all dimensions at the site before starting work.
 All work is to be done in accordance with the current Building Regulations and all other applicable codes of practice.
 DO NOT SCALE FROM THIS DRAWING



Revision	Number	Date

HILLINGDON
LONDON

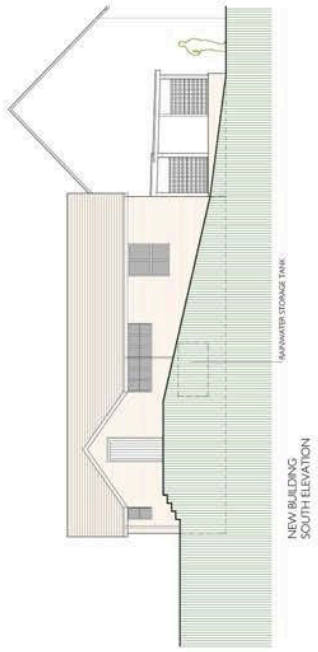
CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, WIDBRIDGE, MIDDLESEX, UB8 3UW
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT: EASTCOTE HOUSE GARDENS

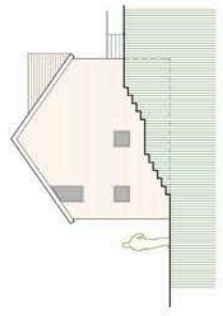
DESCRIPTION: EXTERNAL EAST WALL EXISTING ELEVATION

Scale: 1:200 / 1:50 @ A3
 Date: 20/08/13
 Drawn by: SAM
 Checked by: SV
 Title: 517/08

EAST WALL ELEVATION (EXTERNAL)



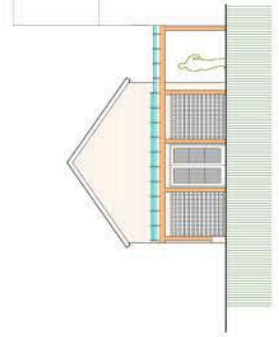
NEW BUILDING SOUTH ELEVATION



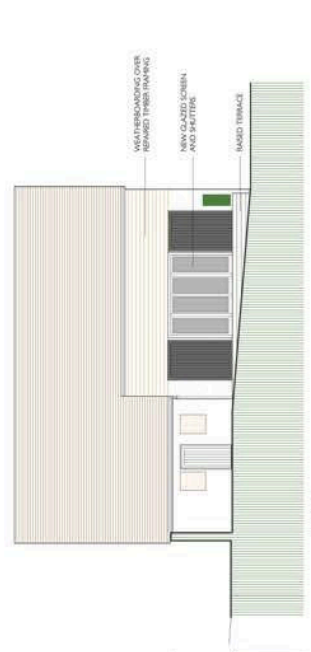
NEW BUILDING WEST ELEVATION



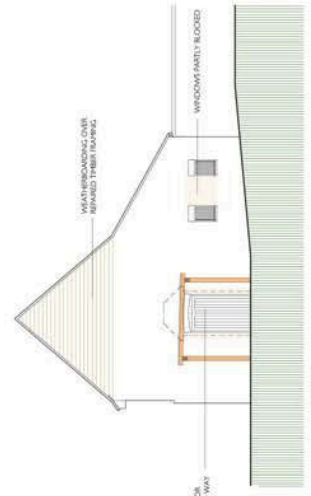
NEW BUILDING NORTH ELEVATION



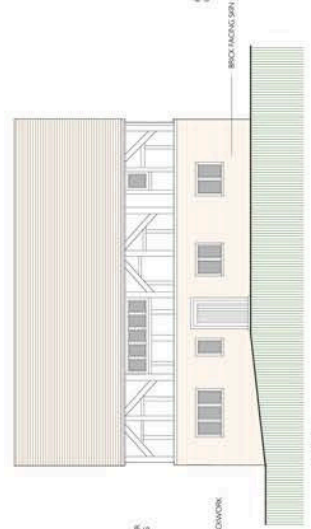
NEW BUILDING EAST ELEVATION



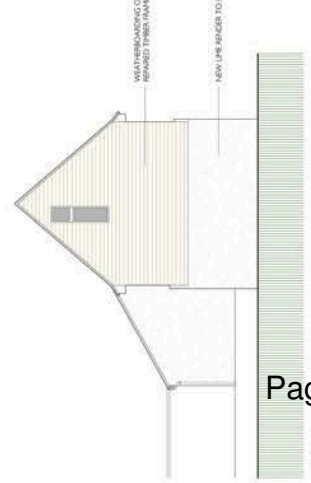
STABLES PROPOSED EAST ELEVATION



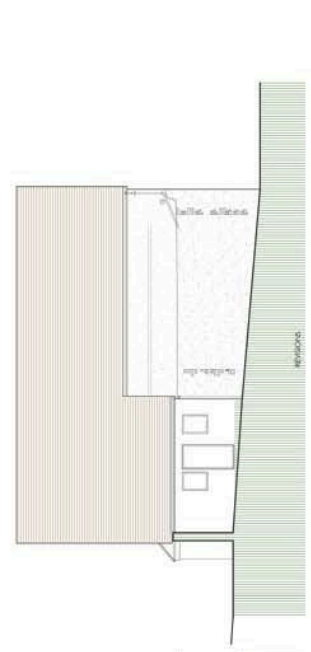
STABLES PROPOSED SOUTH ELEVATION



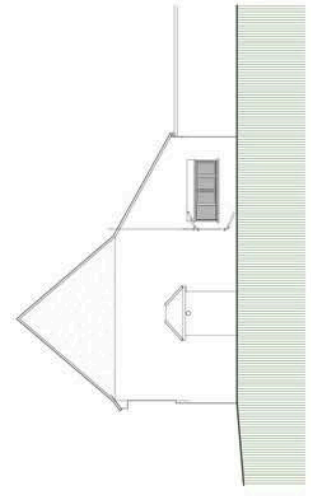
STABLES PROPOSED WEST ELEVATION



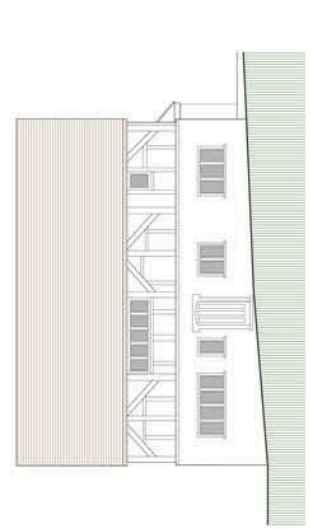
STABLES PROPOSED NORTH ELEVATION



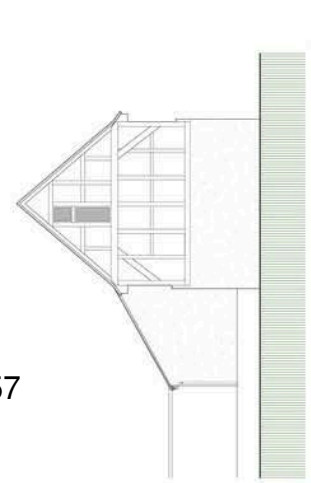
STABLES EXISTING EAST ELEVATION



STABLES EXISTING SOUTH ELEVATION

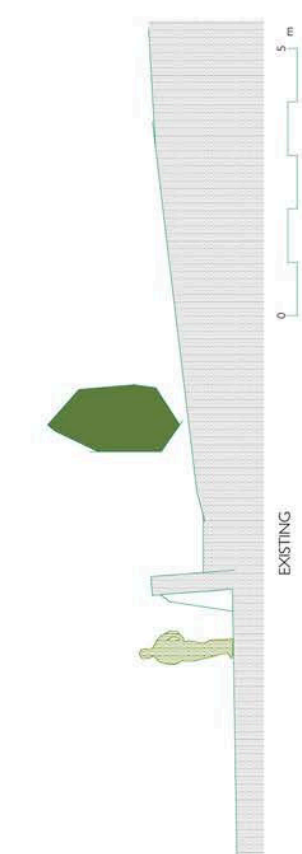
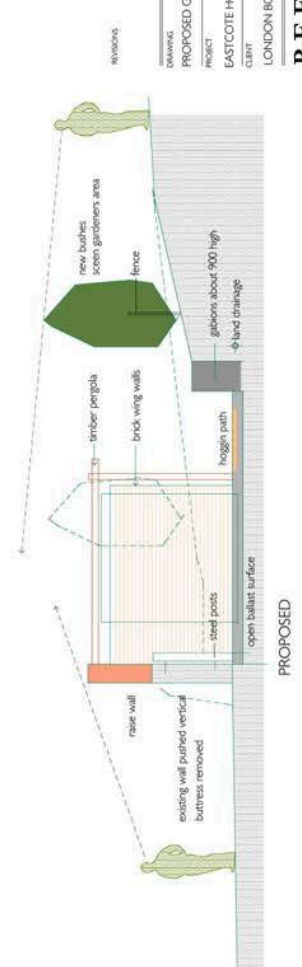
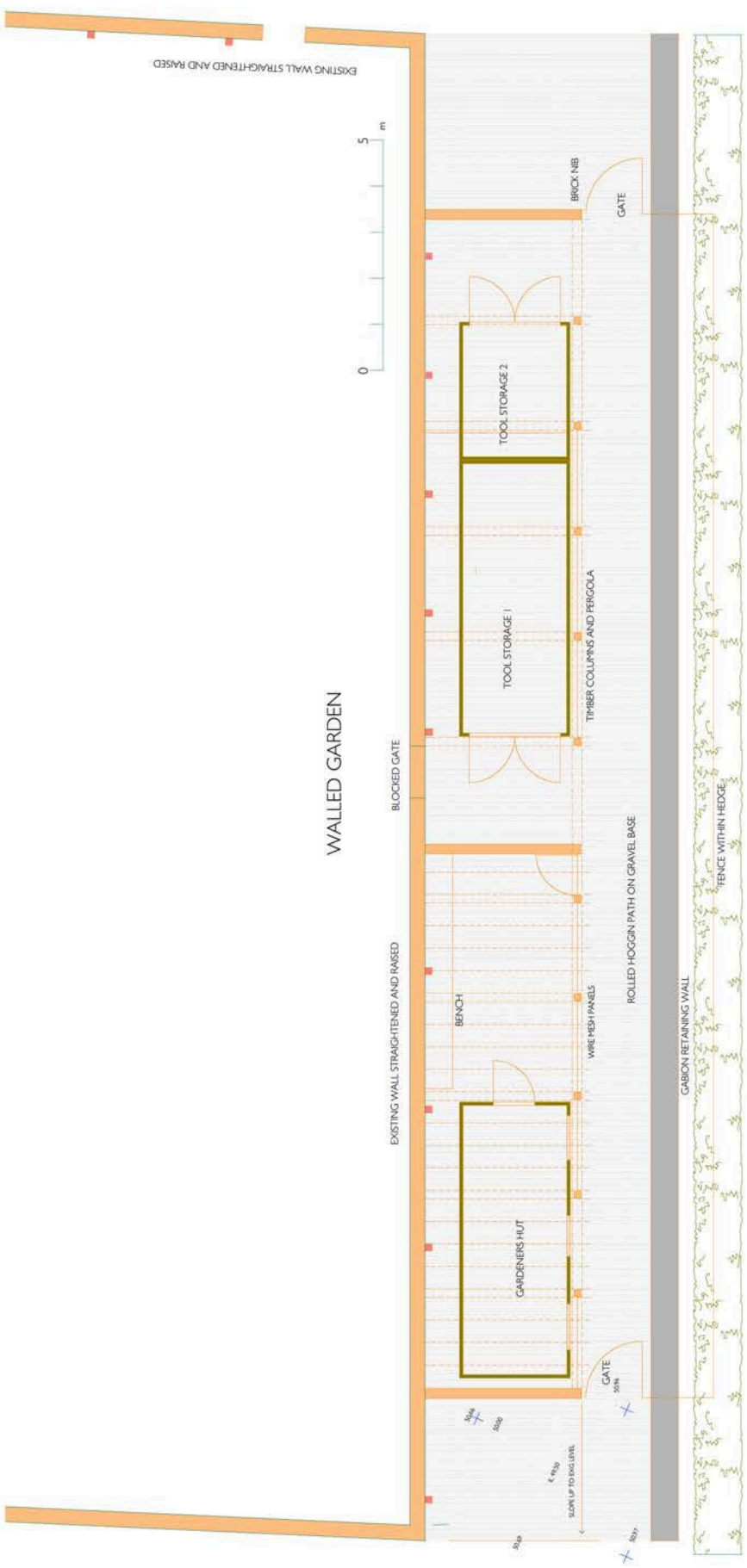


STABLES EXISTING WEST ELEVATION



STABLES EXISTING NORTH ELEVATION

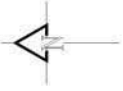
DRAWING ELEVATIONS
 PROJECT EASTCOTE HOUSE GARDENS
 CLIENT LONDON BOROUGH OF HILLINGDON
REES BOLTER ARCHITECTS
 NEW NORTH HOUSE LONDON N1 7BJ
 202 NEW NORTH ROAD LONDON N1 7BJ
 TEL 020 7354 8347 FAX 020 7354 8366
 SCALE 1:100 DRAWING No. 51703 DATE 02/13
 ORIGINAL SIZE A1 DRAWN BY JR.



DRAWING	PROPOSED GARDENERS AREA
PROJECT	EASTCOTE HOUSE GARDENS
CLIENT	LONDON BOROUGH OF HILLINGDON
REES BOLTER ARCHITECTS	
NEW NORTH HOUSE LONDON N1 7BJ	
202 NEW NORTH ROAD LONDON N1 7BJ	
TEL 020 7354 8347 FAX 020 7354 8366	
SCALE	DATE
1:50	02/13
DRAWING No	DRAWN
51704	JR
ORIGINAL SIZE	
A1	

NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in metres unless otherwise stated. Any dimensions that do not agree with the Contractor's measurements must be reported to the Client immediately. DO NOT SCALE FROM THIS DRAWING.

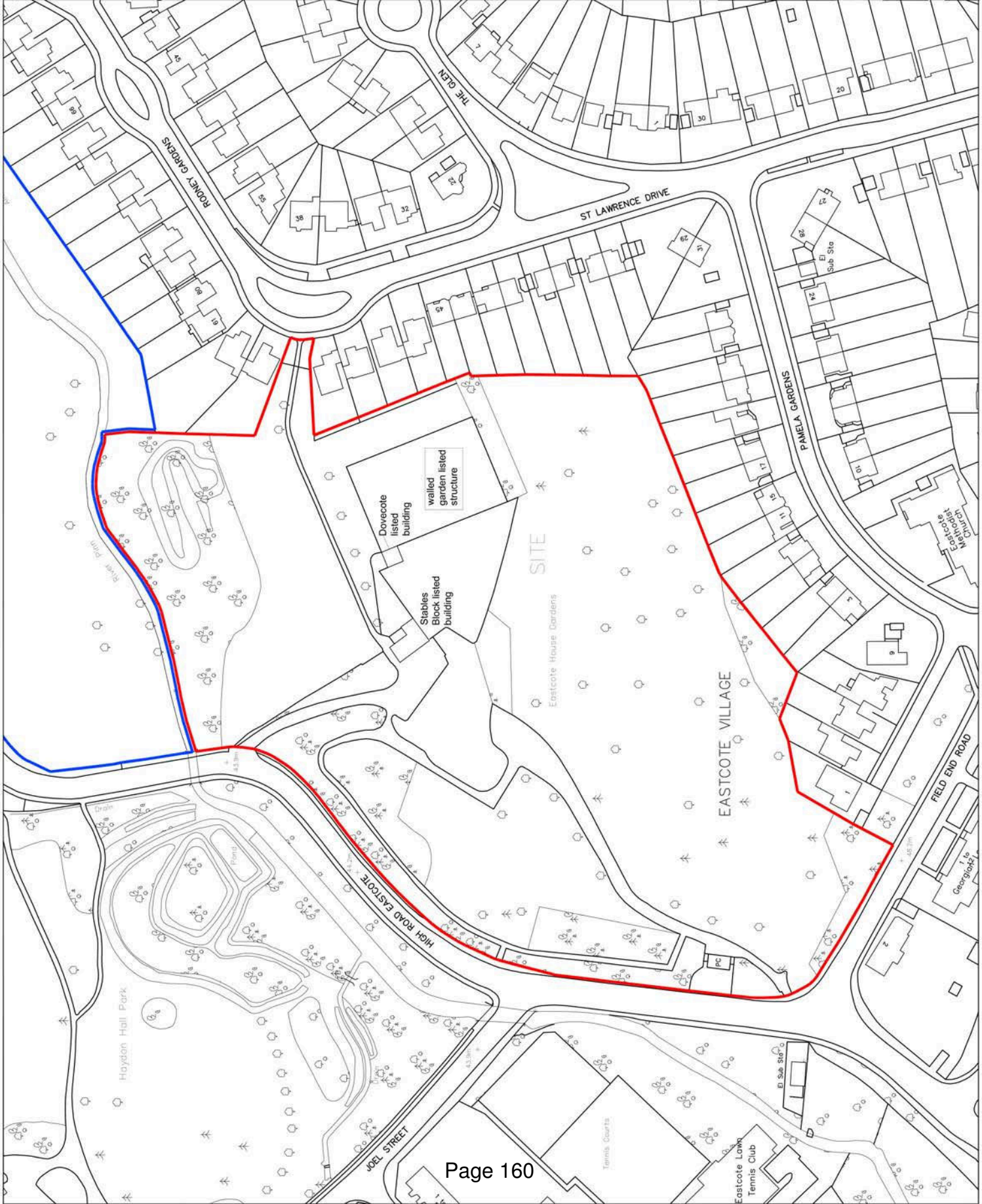


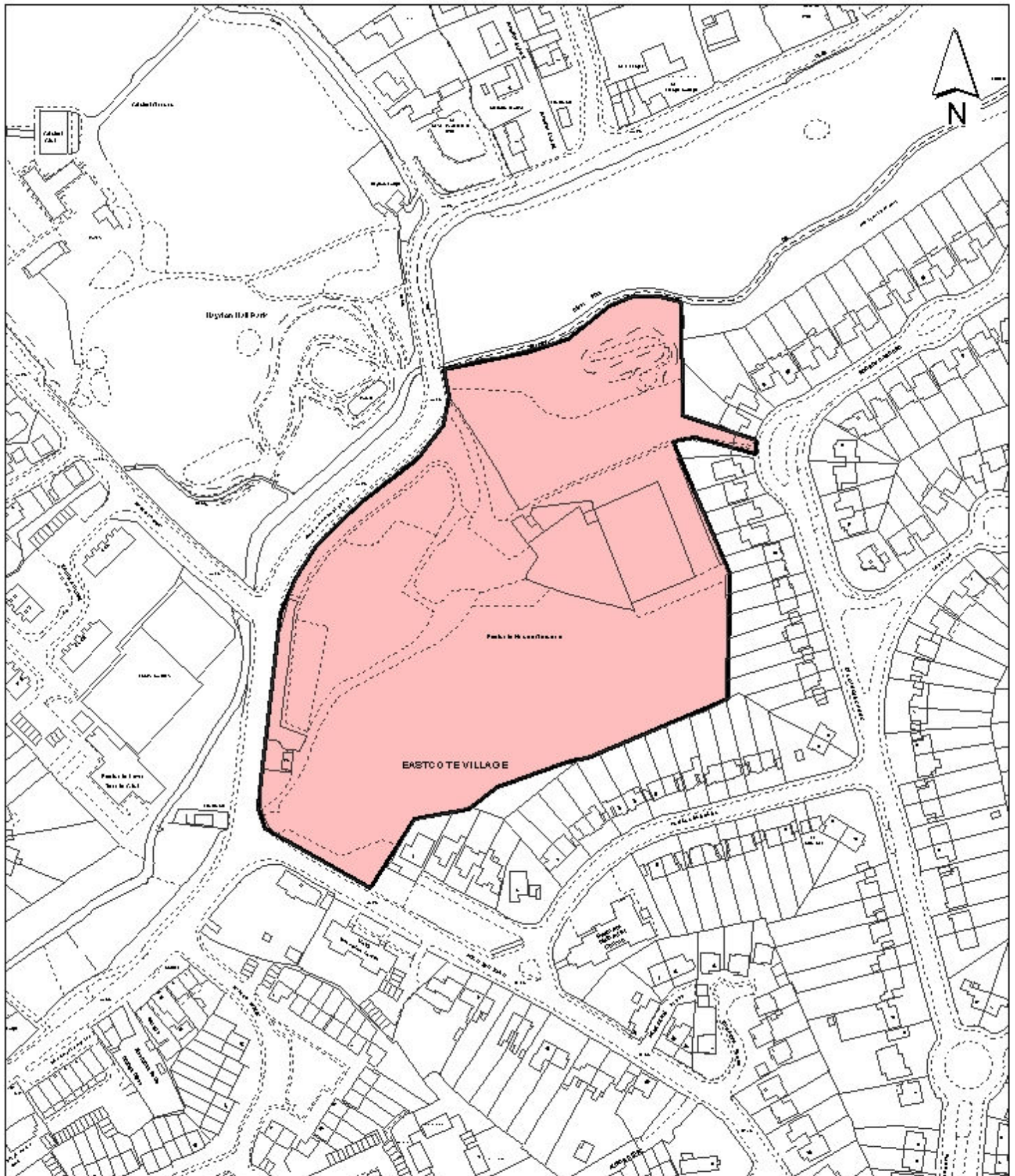
Rev	Description	Issue	Date

HILLINGDON
LONDON


CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, URBROOKE, MIDDLESEX, UB8 3UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT	EASTCOTE HOUSE AND GARDENS
DESCRIPTION	EASTCOTE REPAIR WORKS
SITE LOCATION PLAN	
DATE	11/250 @ A3
SCALE	SAM
CHECKED BY	SV
DATE	15/08/13
PROJECT NO.	D517/01





Notes

 Site boundary

For identification purposes only.

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Site Address

**Eastcote House Gardens
High Road
Eastcote**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:

23846/APP/2013/2400

Scale

1:2,500

Planning Committee

North Page 161

Date

**October
2013**



HILLINGDON
LONDON

Report of the Head of Planning, Sport and Green Spaces

Address EASTCOTE HOUSE GARDENS HIGH ROAD EASTCOTE

Development: Refurbishment and alteration of the stables, including external and internal works to building, partial rebuilding of front wall, removal of fireplace, creation of new entrance on south side, altering south and east walls of the walled garden and erection of new cafe building with site managers office, store and toilets and associated external works.

LBH Ref Nos: 23846/APP/2013/2401

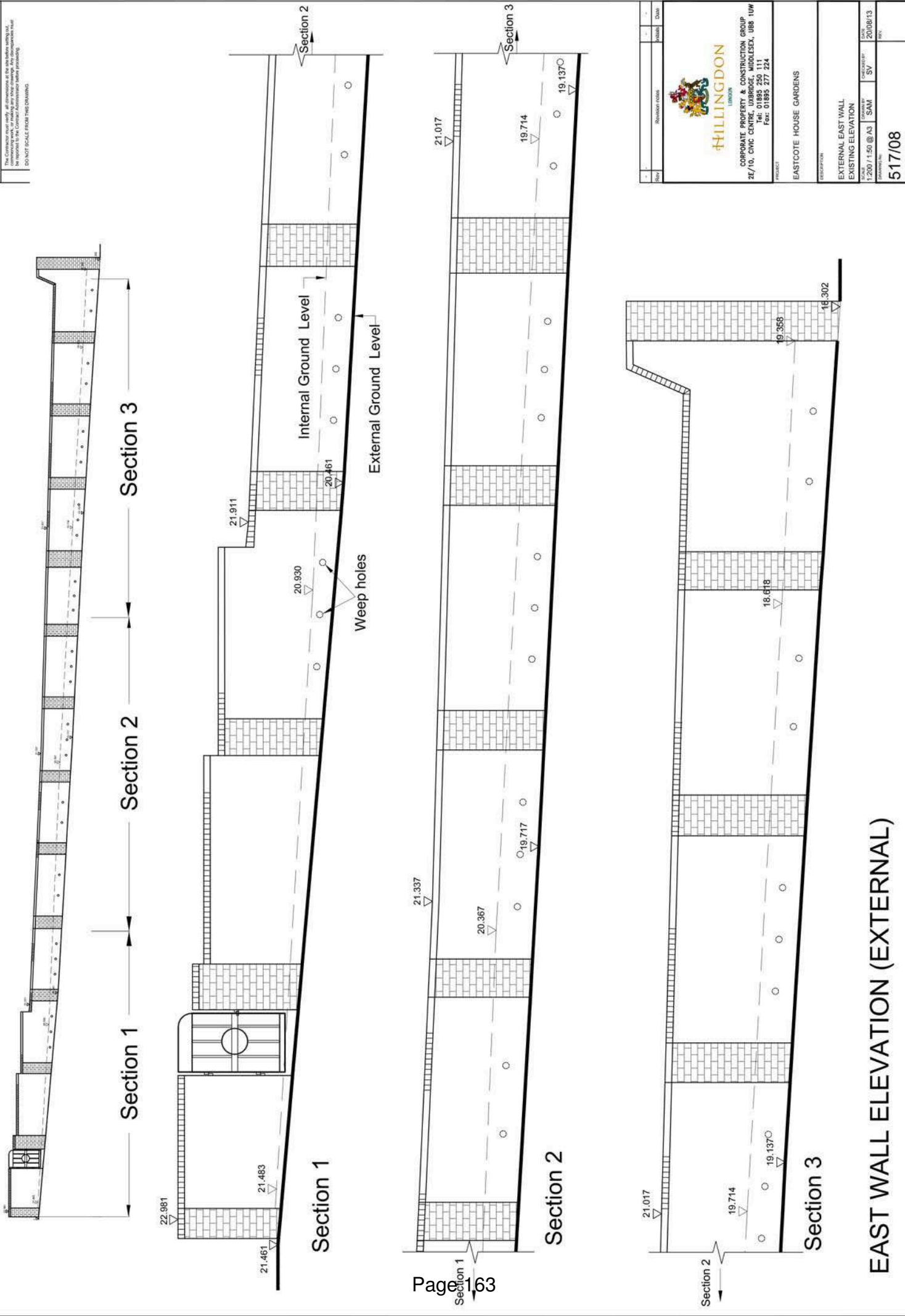
Date Plans Received: 21/08/2013

Date(s) of Amendment(s):

Date Application Valid: 23/08/2013

NOTES

The Contractor must verify all dimensions at the site before starting work.
 All work is to be carried out in accordance with the relevant Building Regulations.
 DO NOT SCALE FROM THIS DRAWING.



Revision	Number	Date

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
 2E/10, CIVIC CENTRE, UXBROOKE, MIDDLESEX, UB8 3UW
 Tel: 01895 250 111
 Fax: 01895 277 224

PROJECT: EASTCOTE HOUSE GARDENS

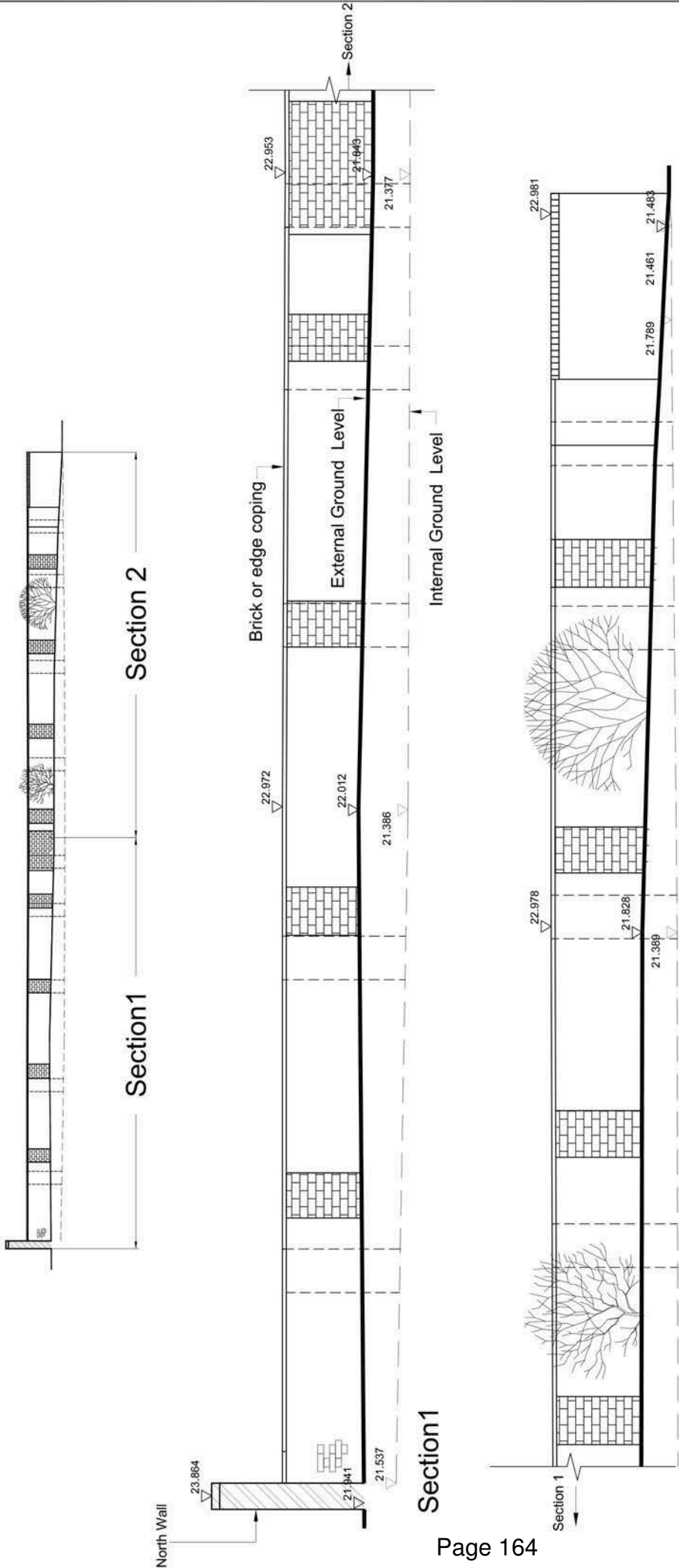
DESCRIPTION: EXTERNAL EAST WALL EXISTING ELEVATION

Scale: 1:200 / 1:50 @ A3
 Date: 20/08/13
 Drawn by: SAM
 Checked by: SV
 Title: 517/08

EAST WALL ELEVATION (EXTERNAL)

NOTES


The Contractor must verify all dimensions at the site before starting work. All dimensions are to the face of the work unless otherwise stated. All dimensions are to be taken from the datum level unless otherwise stated. DO NOT SCALE FROM THIS DRAWING.



Section 2

SOUTH WALL ELEVATION (EXTERNAL)

Rev	Revision notes	Issued	Date



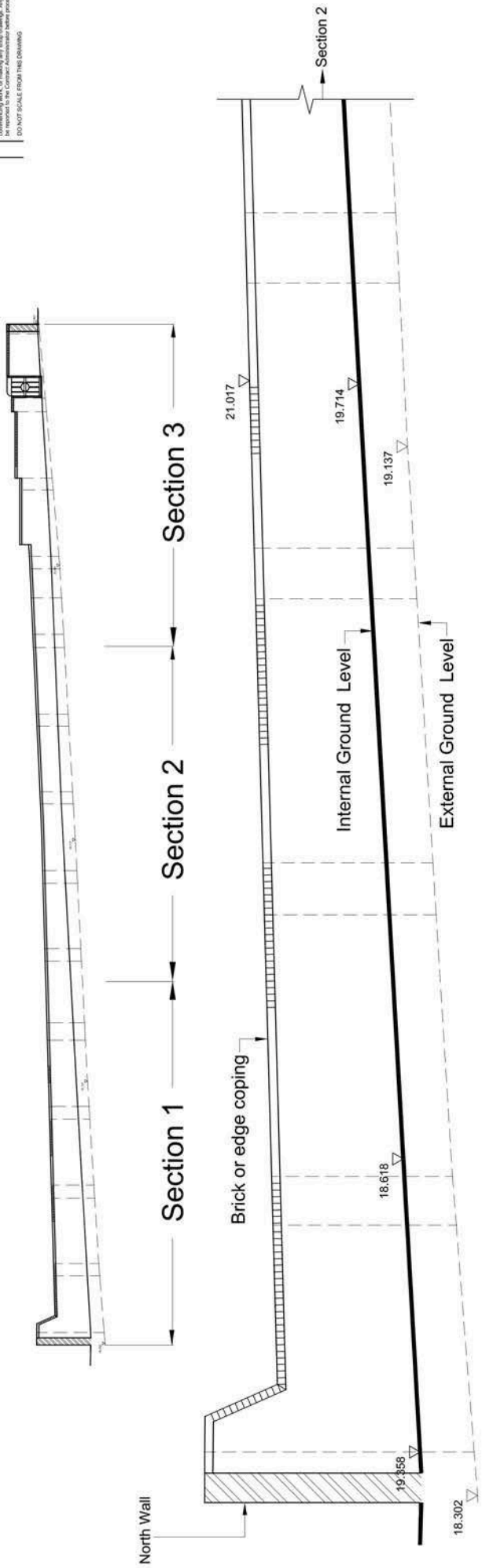
HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBROOKE, MIDDLESEX, UB8 3UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT		EASTCOTE HOUSE GARDENS	
DESCRIPTION		EXTERNAL SOUTH WALL	
EXISTING ELEVATION			
Scale	1:200 / 1:50 @ A3	Contract Ref	SV
Issue No	1	Issue Date	20/08/13
Drawing No		517/06	

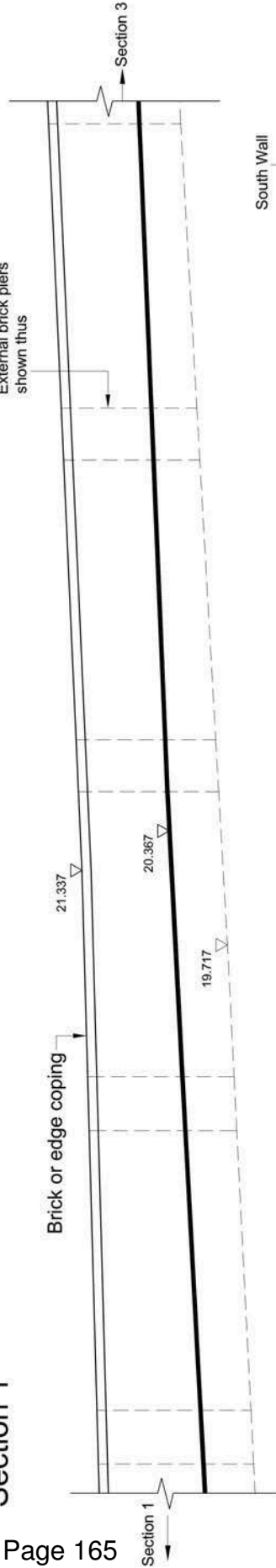
NOTES

The Contractor must verify all dimensions at the site before starting out. All dimensions are given in millimetres unless otherwise stated. Any discrepancies must be reported to the Client immediately. DO NOT SCALE FROM THIS DRAWING.



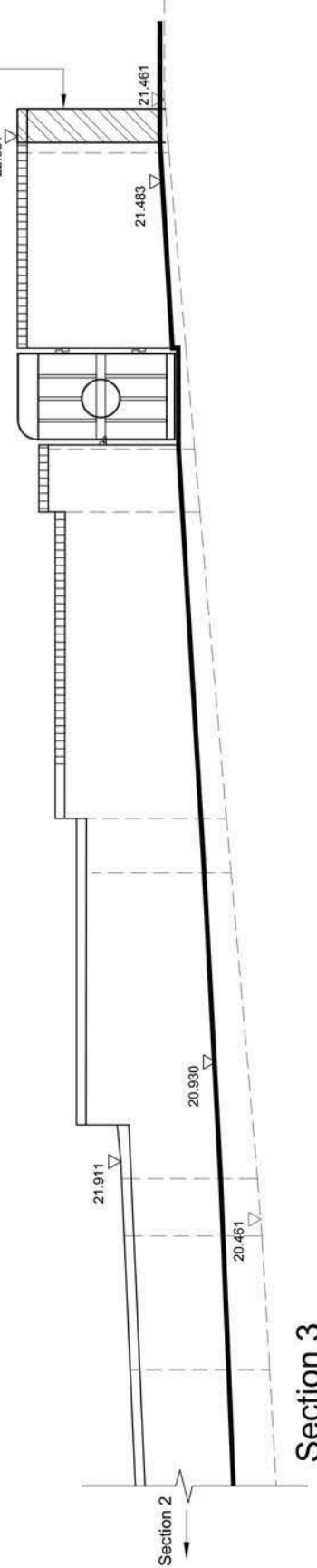
Section 1

External brick piers shown thus



Section 2

South Wall



Section 3

EAST WALL ELEVATION (INTERNAL)

Rev	Revision notes	Issued	Date

HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBIDGE, MIDDLESEX, UB8 3UW
Tel: 01895 250 111
Fax: 01895 277 224

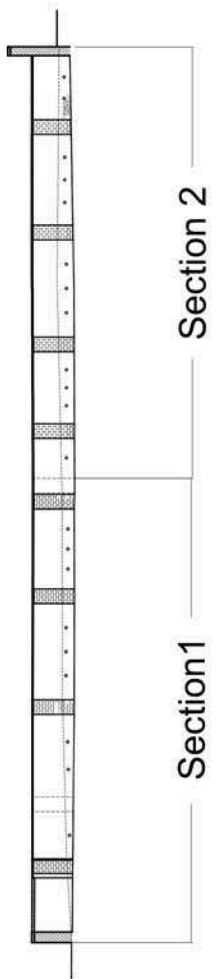
PROJECT: EASTCOTE HOUSE GARDENS

DESCRIPTION: INTERNAL EAST WALL
EXISTING ELEVATION

Scale: 1:200 / 1:50 @ A3
Client: SANP
Contract Ref: SV
Issue: 20/08/13
Rev: 1

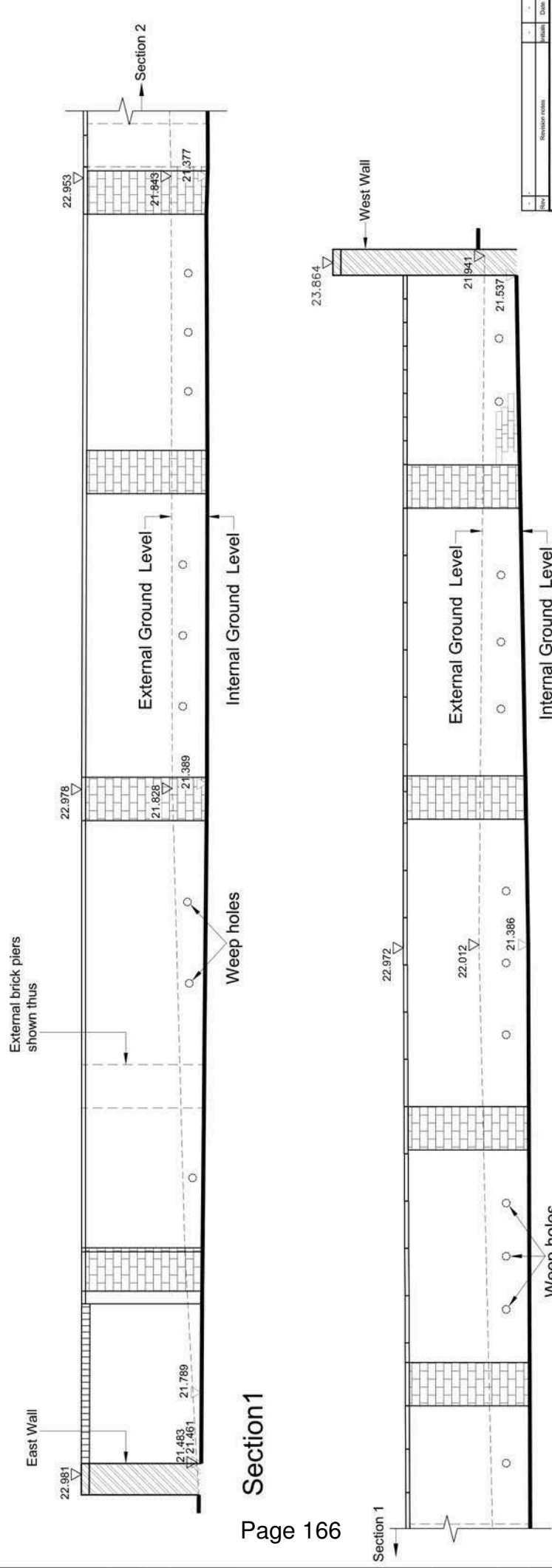
517/07

NOTES
 The Contractor must verify all dimensions at the job before starting work.
 All dimensions are given in meters unless otherwise stated.
 All dimensions are to the center of the wall unless otherwise stated.
 DO NOT SCALE FROM THIS DRAWING.



Section 1


Section 2



Section 1

Section 2

SOUTH WALL ELEVATION (INTERNAL)

Revision	Number	Date
		
HILLINGDON LONDON CORPORATE PROPERTY & CONSTRUCTION GROUP 2E/10, CIVIC CENTRE, LADBROGGE, MIDDLESEX, UB8 3UW Tel: 01895 250 111 Fax: 01895 277 224		
PROJECT EASTCOTE HOUSE GARDENS		
DESCRIPTION INTERNAL SOUTH WALL EXISTING ELEVATION		
Scale	1:200 / 1:50 @ A3	Drawn by
Checked by	SV	Project No.
		2008/13
		REV.
		517/05

NOTES
 The Contractor shall verify all dimensions in this plan before starting construction work or making any other arrangements. Any discrepancies must be reported immediately to the architect. Do not scale from these drawings.

Rev	Revision made	By	Date

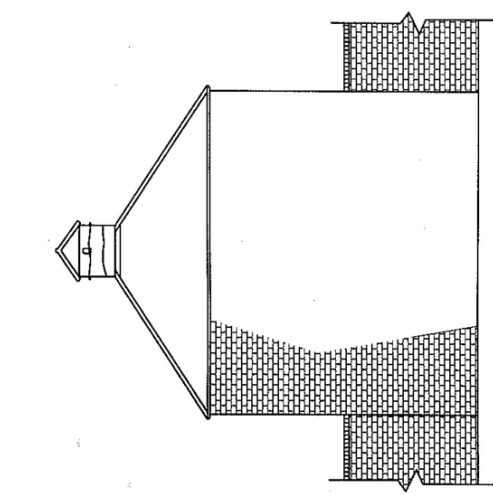
HILLINGDON
LONDON

CORPORATE LANDROVER GROUP
 40/71, ONE CENTRE, UXBROOK, MIDDLESEX, UB8 3HP
 Tel: 01895 377 111
 Fax: 01895 377 224

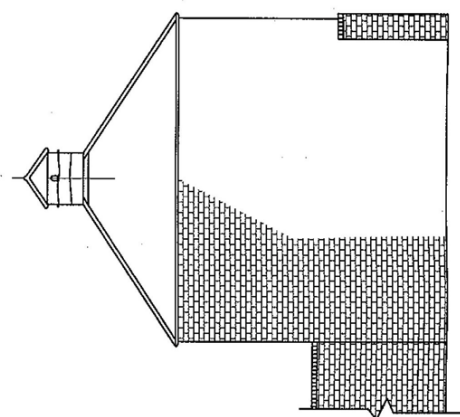
PROJECT: EASTCOTE HOUSE GARDENS
 EASTCOTE REPAIR WORKS

DESCRIPTION: DOVECOTE BUILDING
 EXISTING GROUND FLOOR
 PLAN & ELEVATIONS

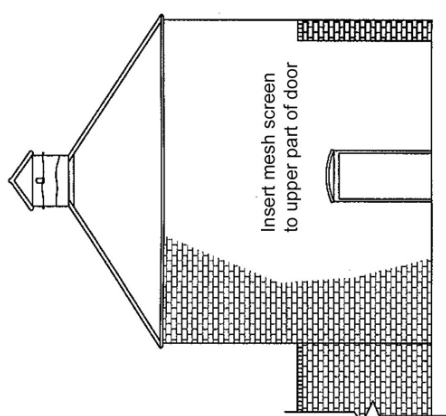
SCALE: DRAWN BY: CHECKED BY: DATE: REV:



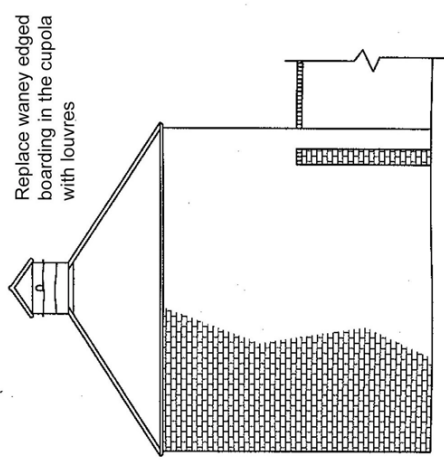
WEST ELEVATION



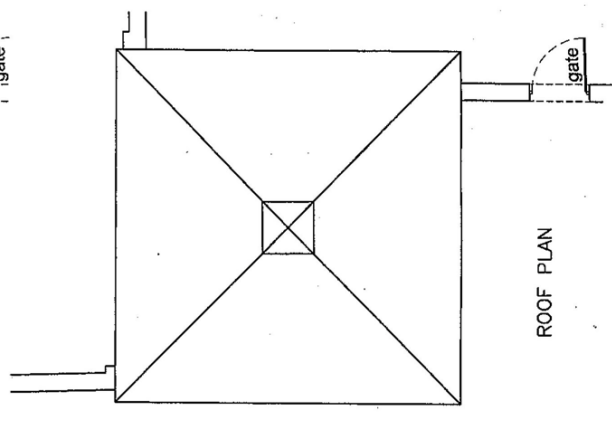
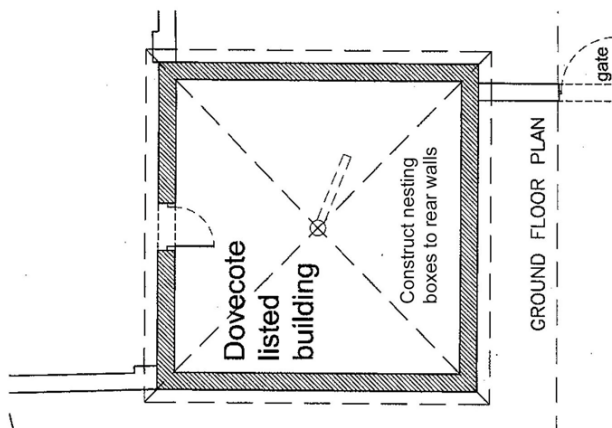
EAST ELEVATION



NORTH ELEVATION

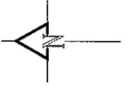


SOUTH ELEVATION



Dovecote Existing and Proposed
 Floor Plans and Elevations

NOTES
 THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND THE POSITION OF ALL EXISTING UTILITIES AND SERVICES PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.
 DO NOT SCALE FROM THIS DRAWING



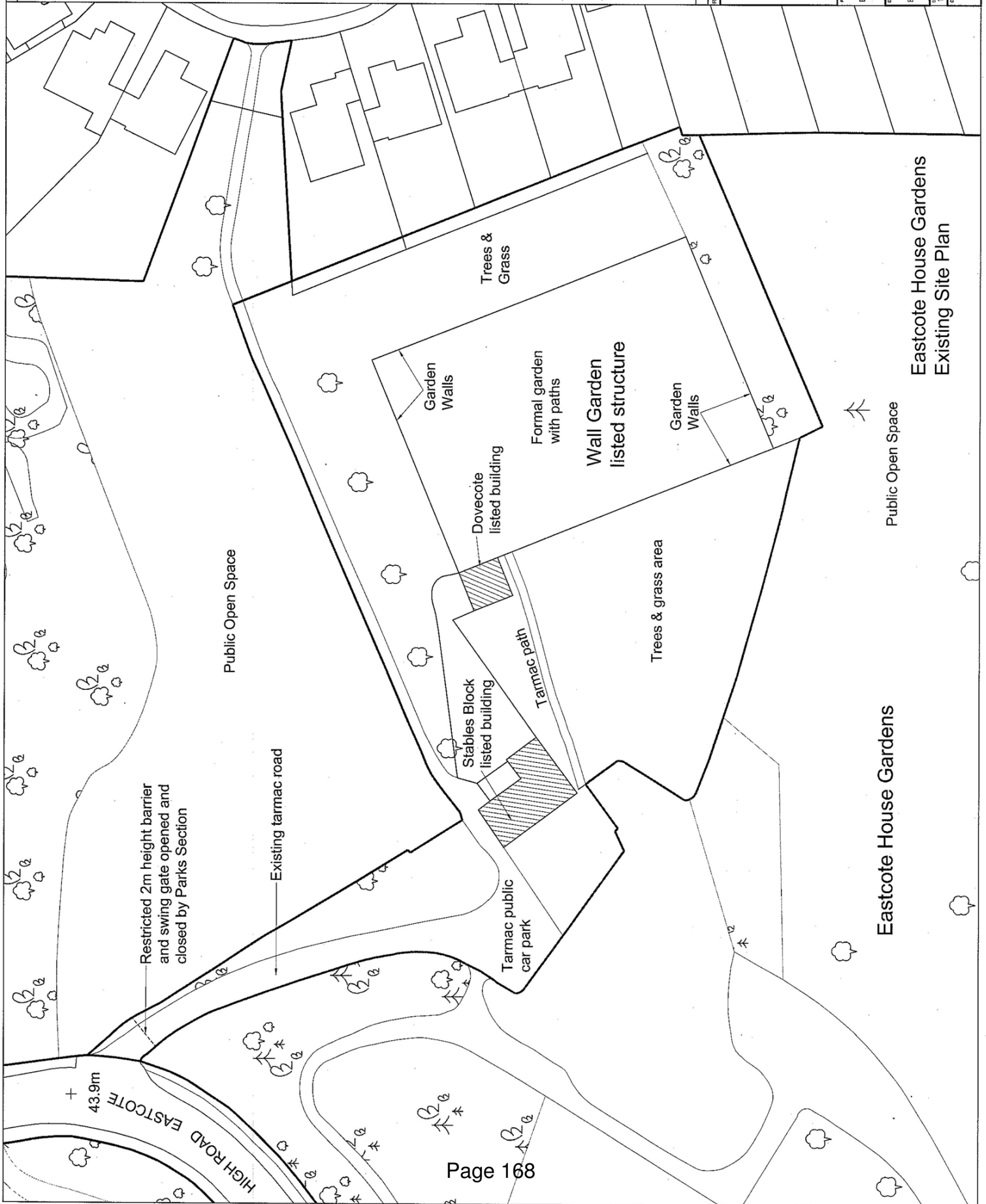
1. Contractor's access off High Road, Eastcote.
2. Contractor to allow for safely managing traffic in compliance with Highways & Health and Safety regulations.
3. Allow for all H & S signage as required under H & S regulations.
4. Allow for co-ordinating heavy vehicles movements with local Police as necessary.
5. Any damage to public footpath to be made good on completion.
6. Final arrangement of Contractor's facilities within the site to be agreed with the CA prior to commencement of works.
7. Contractor is not permitted to use any part of Stables & Dovecote facilities for storage of materials, etc. without prior arrangement with CA.
8. On completion the contractor to make good any damage to parking, soft planting, grassed areas.
9. Contractor to allow for all security measures necessary for duration of contract, to safeguard works, equipments, etc.
10. Contractor to note opening and closing hours of main gate, 7.00am - 5.00pm.
11. Public car park is used by public at all times.

Rev	Revision notes	Initials	Date

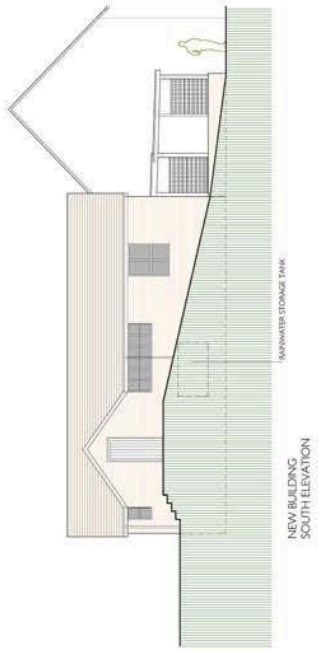
HILLINGDON
 LONDON

CORPORATE LANDSCAPE GROUP
 45/11, ONE CENTRE, WATFORD, MIDDLESEX, UB8 3UW
 Tel: 01845 262 111
 Fax: 01845 277 224

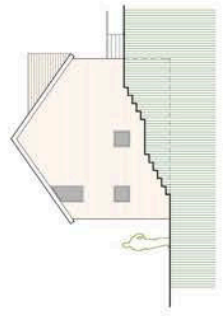
PROJECT	EASTCOTE HOUSE GARDENS
DESCRIPTION	EXISTING SITE PLAN
DRAWN BY	SAJ
CHECKED BY	SV
DATE	
SCALE	1:500 @ A3
DRAWING NO.	



Eastcote House Gardens
 Existing Site Plan



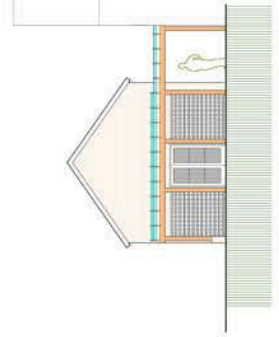
NEW BUILDING SOUTH ELEVATION



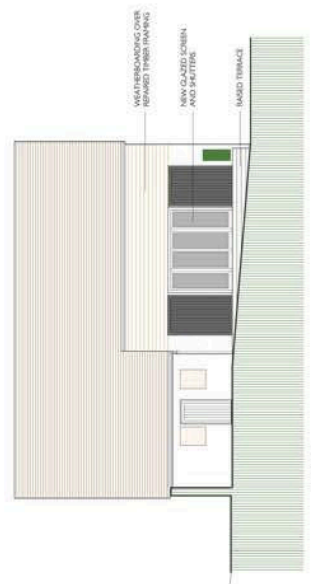
NEW BUILDING WEST ELEVATION



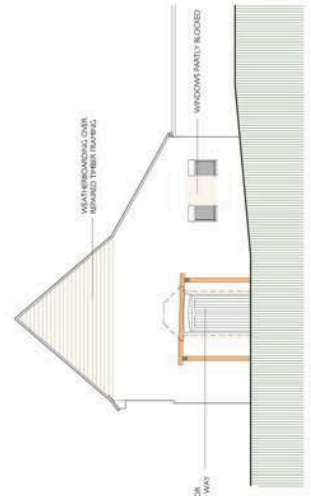
NEW BUILDING NORTH ELEVATION



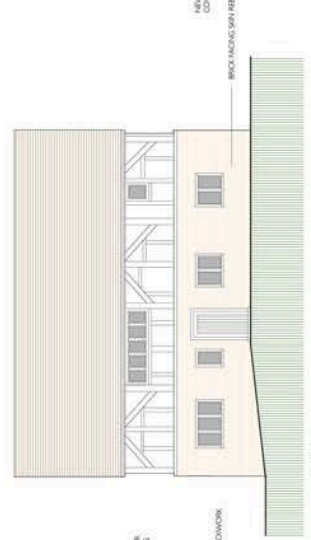
NEW BUILDING EAST ELEVATION



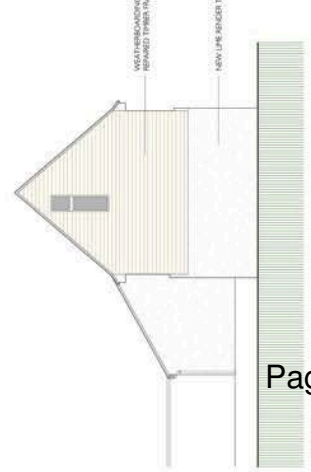
STABLES PROPOSED EAST ELEVATION



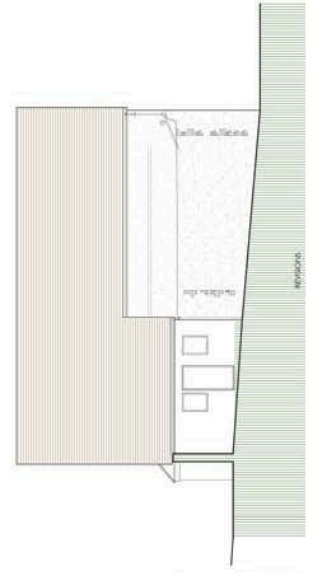
STABLES PROPOSED SOUTH ELEVATION



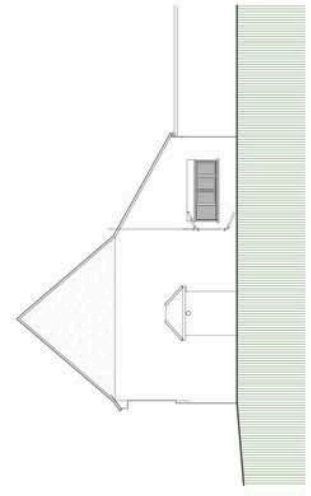
STABLES PROPOSED WEST ELEVATION



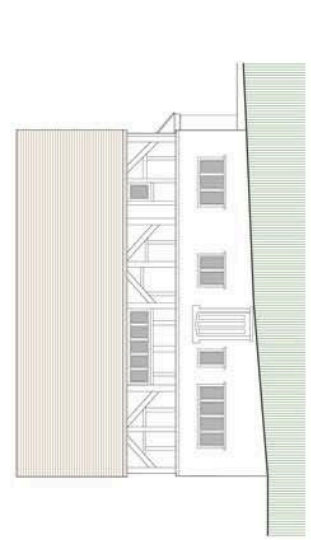
STABLES PROPOSED NORTH ELEVATION



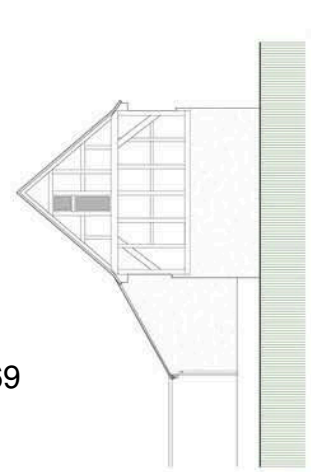
STABLES EXISTING EAST ELEVATION



STABLES EXISTING SOUTH ELEVATION



STABLES EXISTING WEST ELEVATION

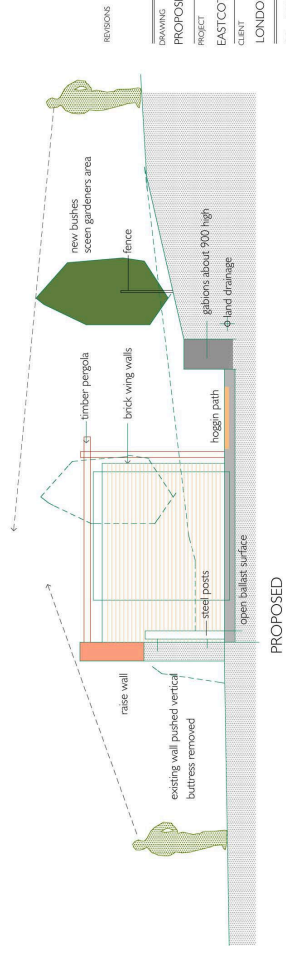


STABLES EXISTING NORTH ELEVATION

DRAWING ELEVATIONS
 PROJECT EASTCOTE HOUSE GARDENS
 CLIENT LONDON BOROUGH OF HILLINGDON
REES BOLTER ARCHITECTS
 NEW NORTH HOUSE LONDON N1 7BJ
 202 NEW NORTH ROAD LONDON N1 7BJ
 TEL 020 7354 8347 FAX 020 7354 8366
 SCALE 1:100 DRAWING No. 51703 DATE 02/13
 ORIGINAL SIZE A1 DRAWN BY JR.



WALLED GARDEN



PROPOSED

EXISTING

REVISIONS

DRAWING	PROPOSED GARDENERS AREA
PROJECT	EASTCOTE HOUSE GARDENS
CLIENT	LONDON BOROUGH OF HILLINGDON

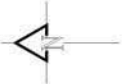
REES BOLTER
ARCHITECTS

NEW NORTH HOUSE
202 NEW NORTH ROAD LONDON N1 7B9
TEL 020 7354 8347 FAX 020 7354 8366

SCALE	DRAWING No	DATE
1:50	51704	02/13
ORIGINAL SIZE		DRAWN
A1		JB

NOTES

The Contractor must verify all dimensions at the site before starting work. All dimensions are given in metres unless otherwise stated. Any dimensions that do not agree with the Contractor's measurements shall be taken as correct. DO NOT SCALE FROM THIS DRAWING.



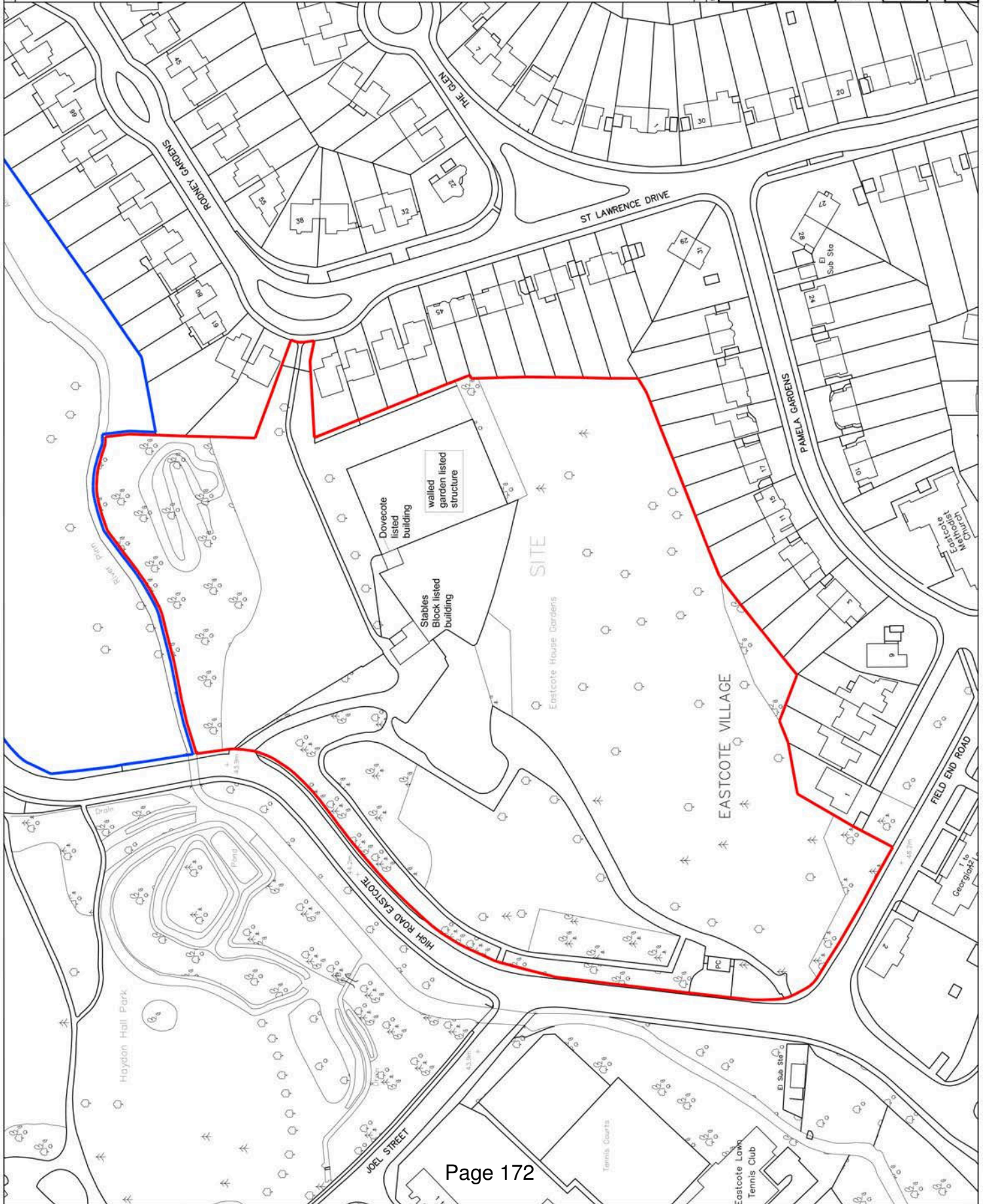
Rev	Description	Issue	Date

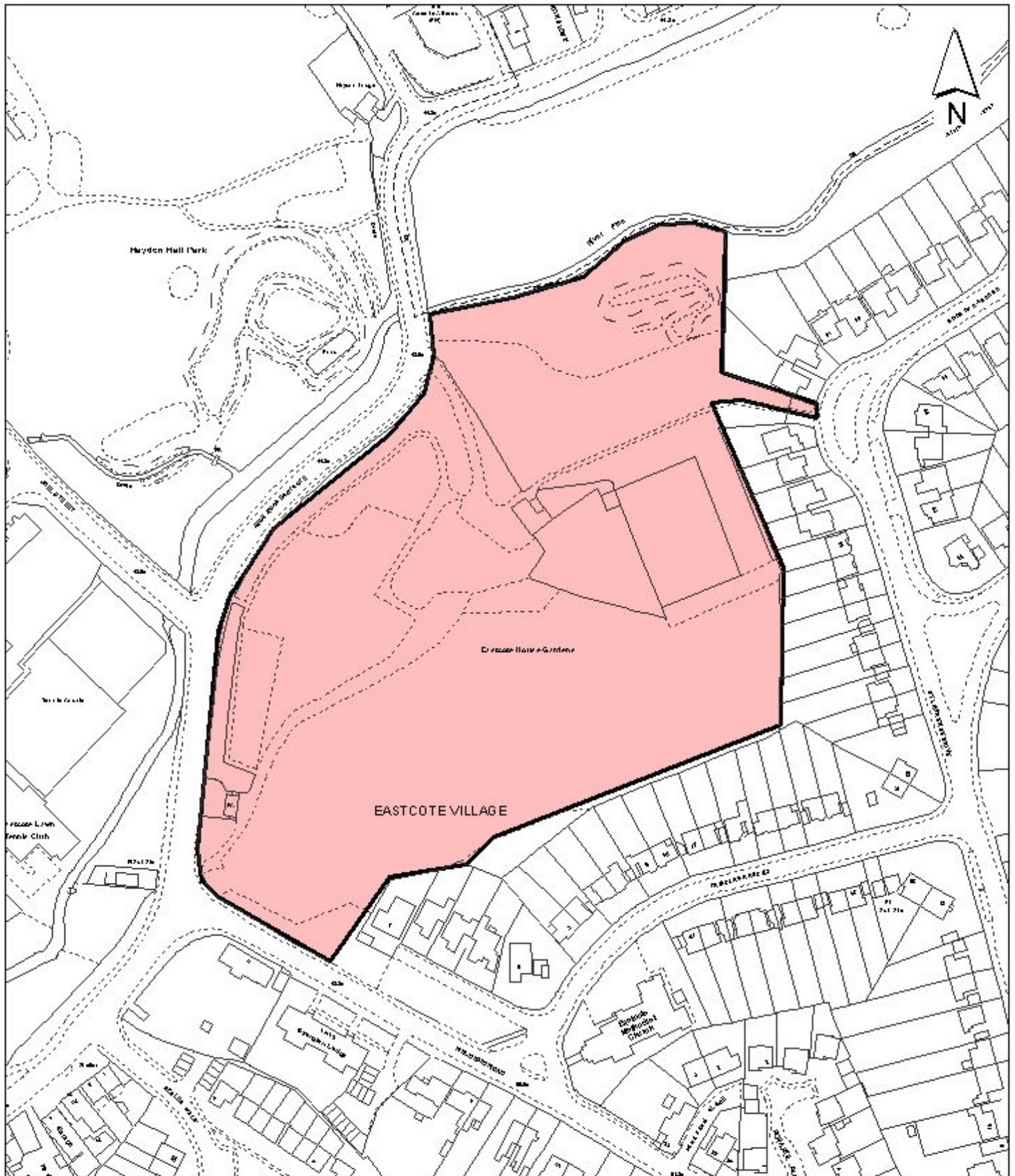
HILLINGDON
LONDON

CORPORATE PROPERTY & CONSTRUCTION GROUP
2E/10, CIVIC CENTRE, UXBROOKE, MIDDLESEX, UB8 3UW
Tel: 01895 250 111
Fax: 01895 277 224

PROJECT: EASTCOTE HOUSE AND GARDENS
DESCRIPTION: EASTCOTE REPAIR WORKS

DATE: 11/25/09 @ A3	SCALE: SAM	CHECKED BY: SV	DATE: 15/08/13
SITE LOCATION PLAN			REF: D517/01





<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 2013 Ordnance Survey 100019283</p>	<p>Site Address</p> <p>Eastcote House Gardens Eastcote</p>		<p>LONDON BOROUGH OF HILLINGDON</p> <p>Residents Services</p> <p>Civic Centre, Uxbridge, Middx. UB8 1UW Telephone No.: Uxbridge 250111</p>
	<p>Planning Application Ref:</p> <p>23846/APP/2013/2401</p>	<p>Scale</p> <p>1:2,000</p>	 <p>HILLINGDON COUNCIL</p>
<p>Planning Committee</p> <p>Major Applications</p>	<p>Date</p> <p>October 2013</p>		

Report of the Head of Planning, Sport and Green Spaces

Address PARK FARM DUCKS HILL ROAD NORTHWOOD

Development: Change of use from use class B1 (Office) to use class C3 (Residential) and two storey side extension to create 2 x 1-bed and 2 x 2-bed residential units with associated parking and amenity space, including alterations to elevations and part conversion of existing basement to habitable use.

LBH Ref Nos: 272/APP/2013/1836

Date Plans Received: 02/07/2013

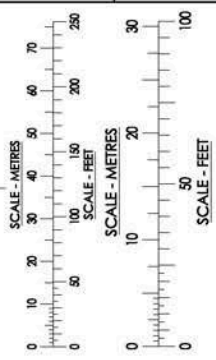
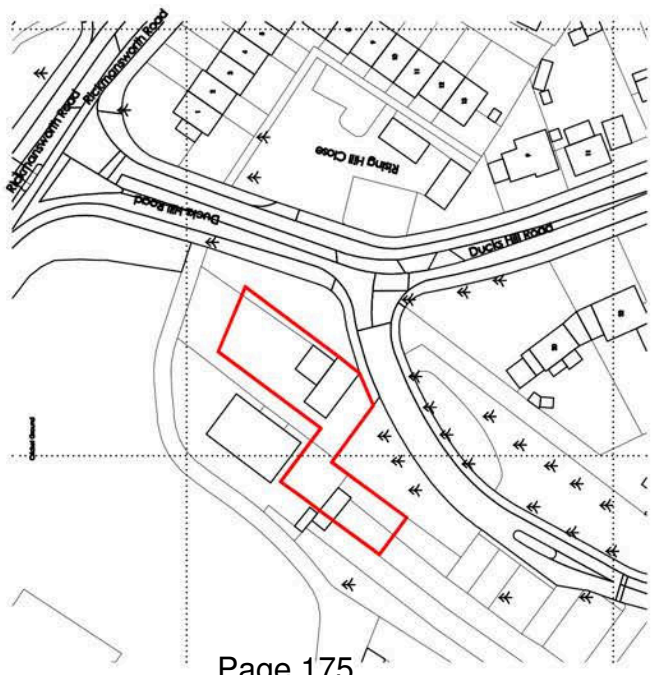
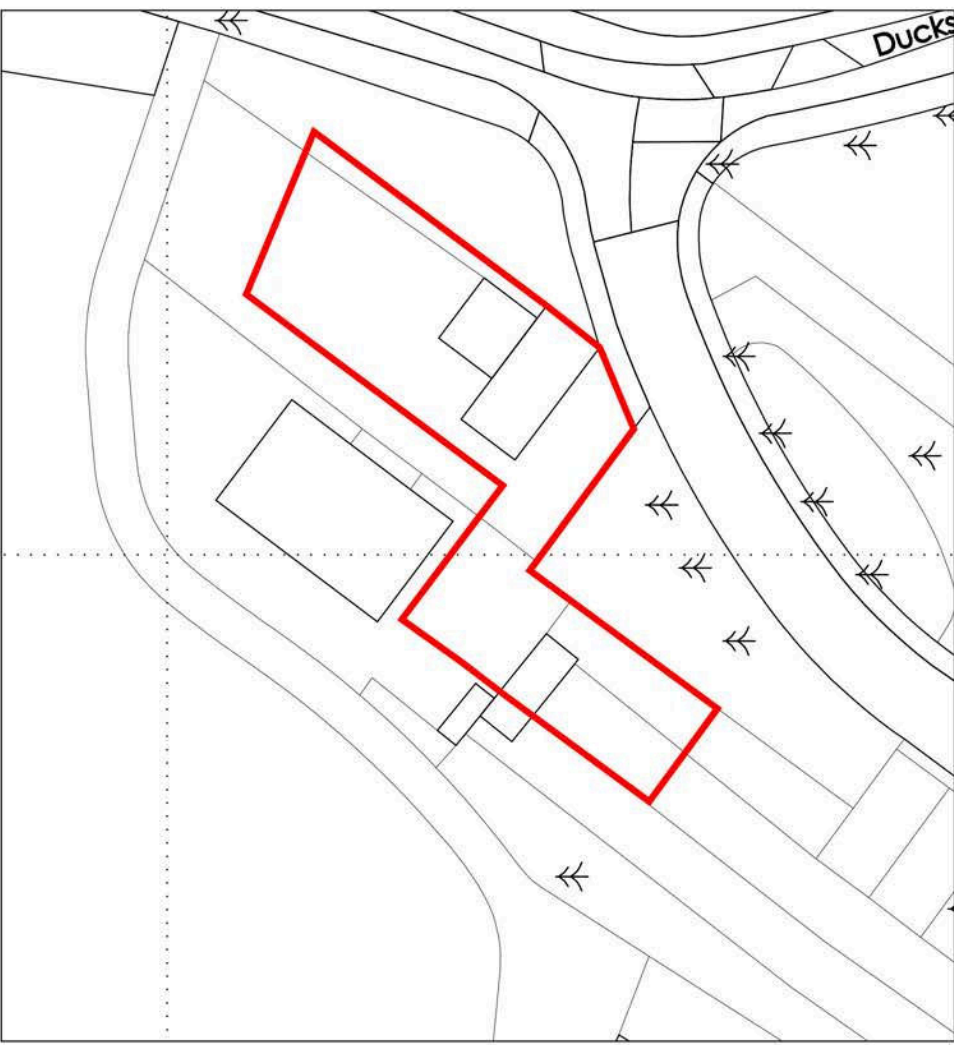
Date(s) of Amendment(s): 02/07/0013

Date Application Valid: 23/07/2013

02/07/2013

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Rev No	Date	Revision note
P1	25.01.2012	Preliminary Issue.
P2	30.04.2013	Revised boundary and planning issue.
P3	02.07.2013	Revised boundary and planning issue.



BLOCK PLAN



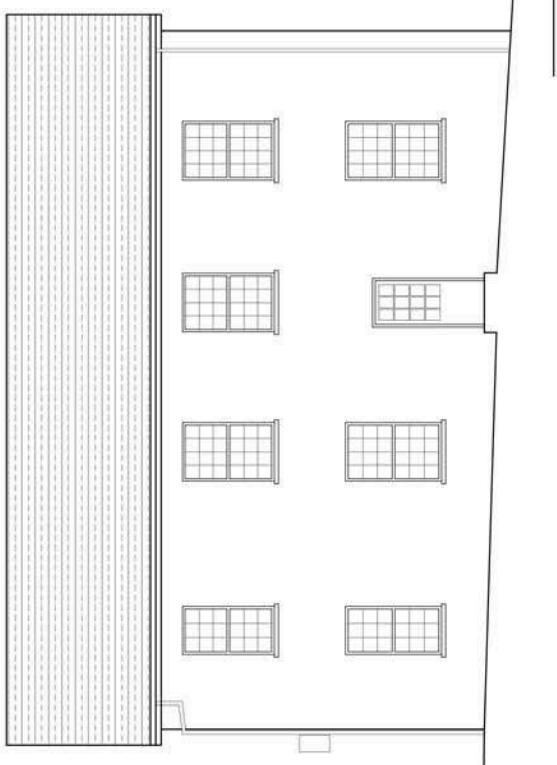
JOB TITLE
 PARK FARM HOUSE
 DUCKS HILL ROAD
 HILTINGDON
 LONDON
 HA6 2NP

SITE LOCATION PLAN	
SCALE	1:1250, 600 @ A3
DATE	JAN12
JOB NO.	10089
DRAWN BY	101
REVISED BY	P3

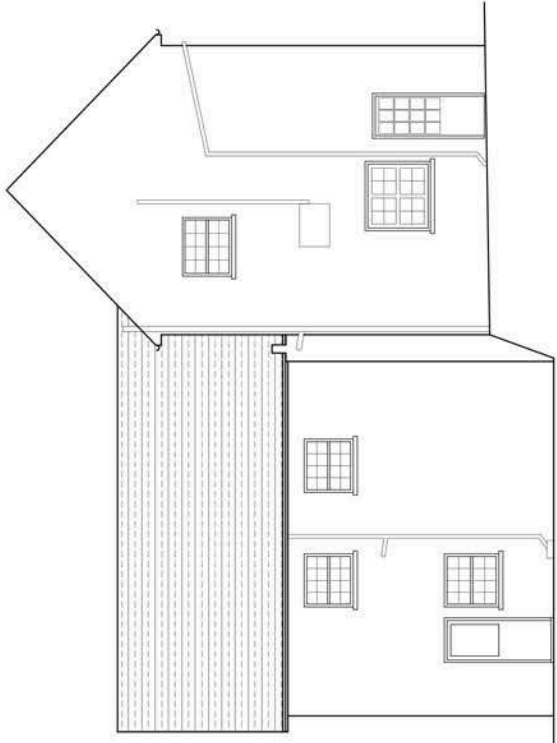
GENERAL INFORMATION
 PROJECT NAME
 PROJECT NO.
 CLIENT NAME
 CLIENT ADDRESS
 CLIENT CONTACT
 CLIENT PHONE
 CLIENT EMAIL

DO NOT SCALE FROM THE DRAWING. ALL DIMENSIONS TO BE CHECKED ON SITE. ANY DISCREPANCIES MUST BE REPORTED TO THE ARCHITECT IMMEDIATELY. IF IN DOUBT, ASK THE DRAWING COPYRIGHTER.

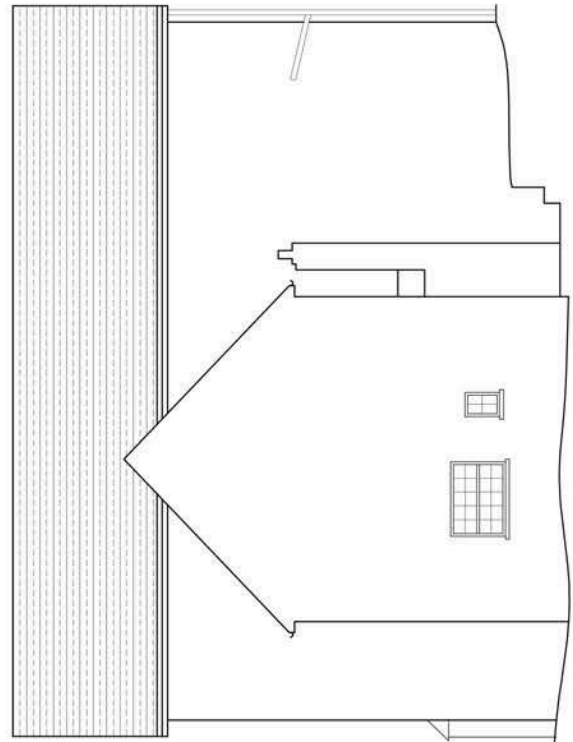
Rev No	Date	Revision note
P1	16.01.2013	Preliminary Issue.



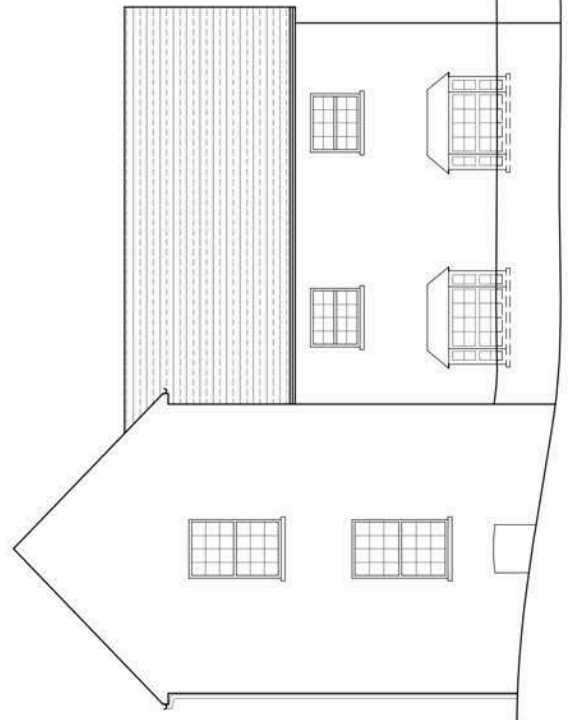
SOUTH WEST ELEVATION



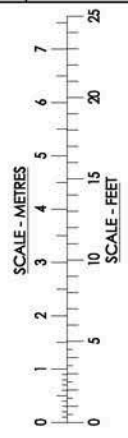
NORTH WEST ELEVATION



NORTH EAST ELEVATION



SOUTH EAST ELEVATION



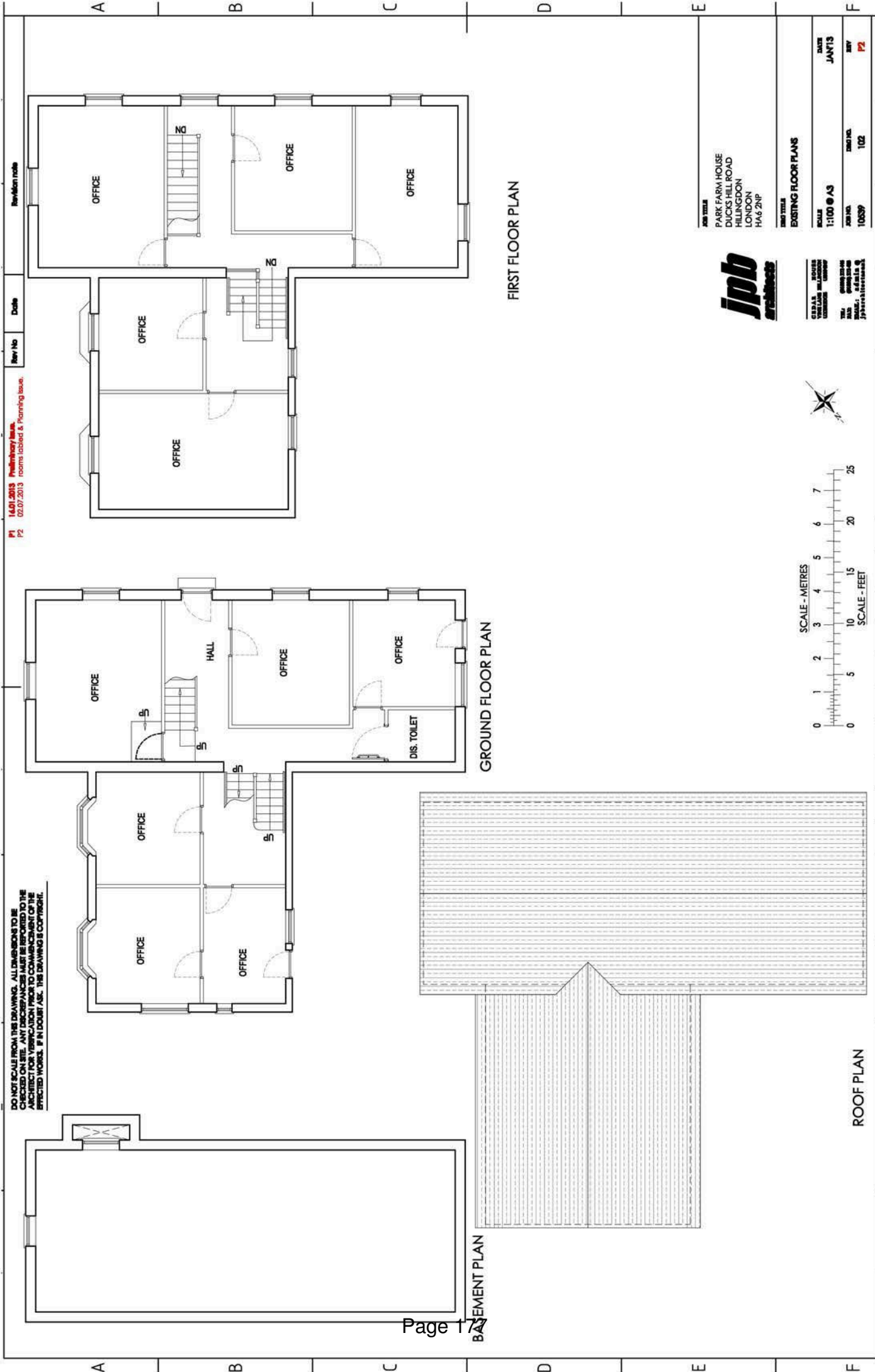
JOB TITLE
PARK FARM HOUSE
DULICKS HILL ROAD
HILLINGDON
LONDON
HA6 2NP



GENERAL CONTRACTOR
ROBERTS BUILDING SERVICES
ARCHITECT
MRS JENNIFER JAMES
MURPHY
10089
105
P1

EXISTING ELEVATIONS

SCALE	1:100 @ A3	DATE	JAN13
JOB NO.	10089	PROJECT	105
REV	P1		



P1 14.01.2013 Preliminary Issue
 P2 02.07.2013 Rooms Labeled & Planning Issue.

Rev No Date Revision note

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FIRST FLOOR PLAN

GROUND FLOOR PLAN

BASEMENT PLAN

ROOF PLAN

JOB TITLE
 PARK FARM HOUSE
 DULICKS HILL ROAD
 HILLINGDON
 LONDON
 HA4 2NP



EXISTING FLOOR PLANS
SCALE 1:100 @ A3
DATE JAN'13
JOB NO. 10089
NO. OF SHEETS 102
SHEET NO. P2

GENERAL INFORMATION
 DRAWN BY: [Name]
 CHECKED BY: [Name]
 DATE: [Date]
 PROJECT: [Project Name]



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Rev No	Date	Revision note
P1	28.03.2012	Preliminary Issue.
P2	24.05.2012	Proposals Revised.
P3	03.07.2012	Proposals Revised.
P4	02.07.2013	Site boundary Revised.



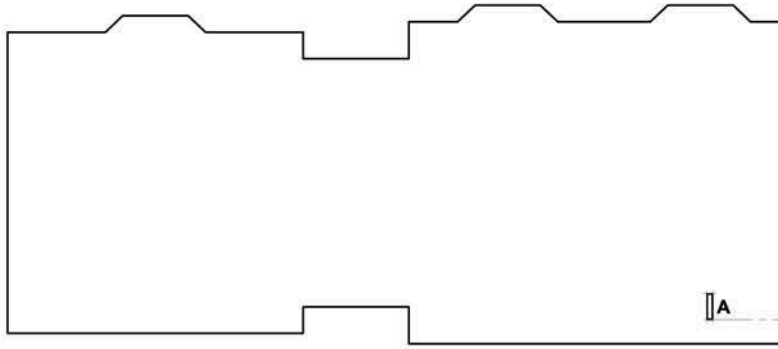
ipb
architects

JOB TITLE	PARK FARM HOUSE DUCCHILL ROAD HILLINGTON LEICESTER LE12 2JF
REVISED	175
DATE	MAR12
SCALE	1:200 @ A3
NO. OF SHEETS	10/089
SHEET	P4

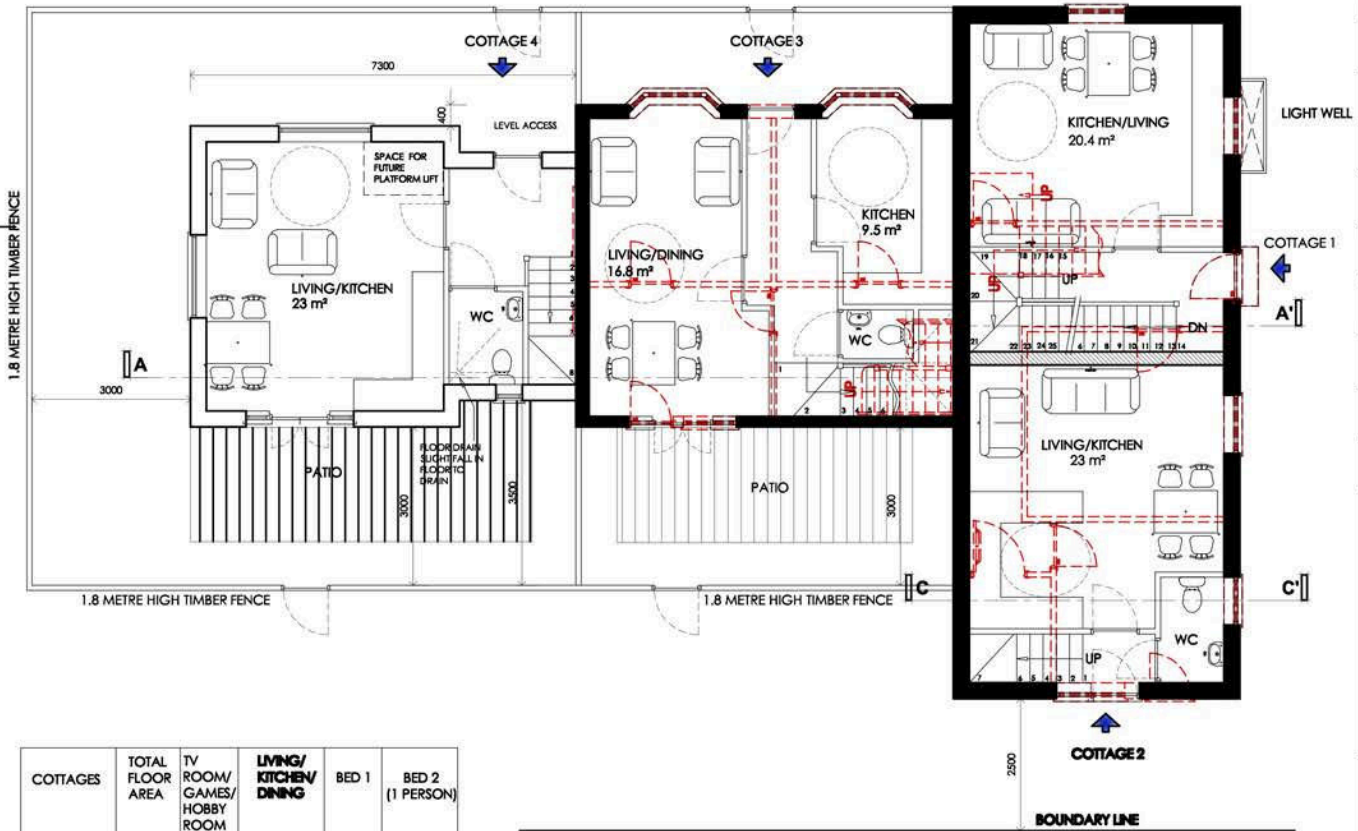
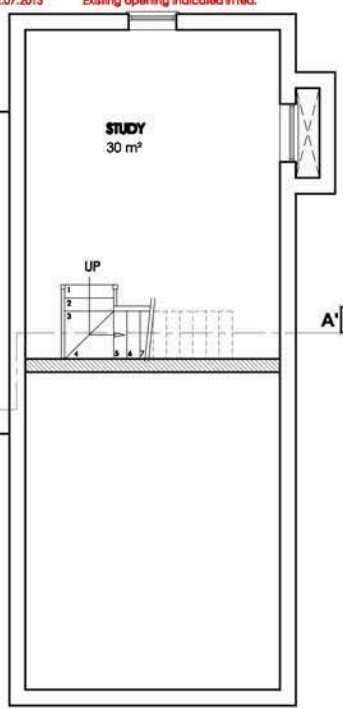
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RevNo	Date	Revision note
P1	28.03.2012	Preliminary Issue.
P2	24.05.2012	Proposals Revised.
P3	03.07.2012	Proposals Revised.
P4	02.07.2013	Existing opening indicated in red.



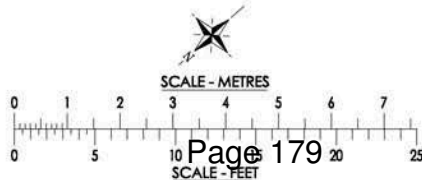
BASEMENT PLAN



GROUND FLOOR PLAN

COTTAGES	TOTAL FLOOR AREA	TV ROOM/GAMES/HOBBY ROOM	LIVING/KITCHEN/DINING	BED 1	BED 2 (1 PERSON)
COTTAGE 1	90 m²	30 m²	20 m²	20 m²	-
COTTAGE 2	58 m²	-	23 m²	18 m²	-
COTTAGE 3	79.2 m²	-	26.3 m²	17 m²	9 m²
COTTAGE 4	66.4 m²	-	23 m²	12 m²	9 m²

--- DENOTES EXISTING WALLS



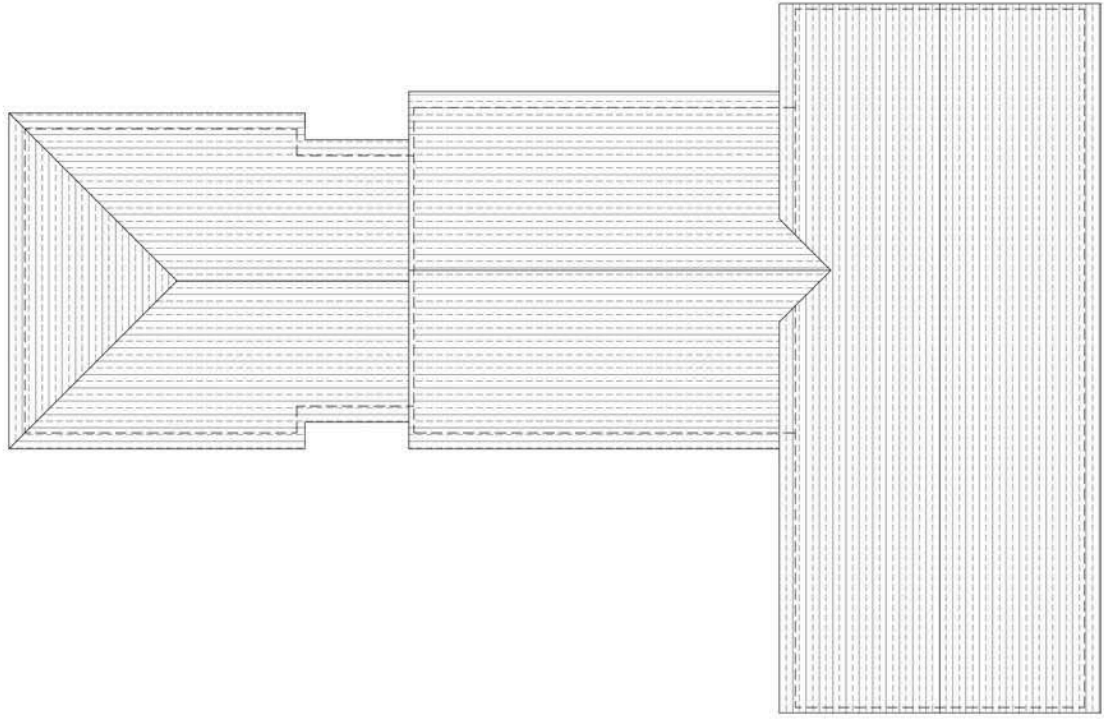
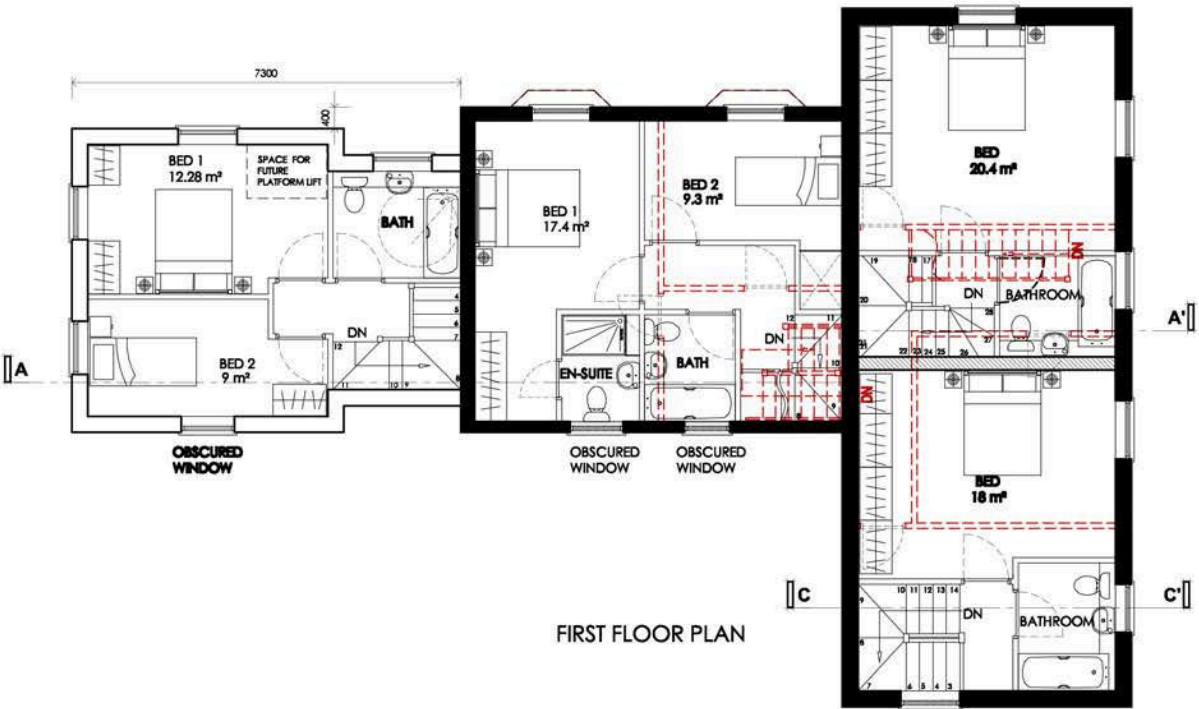
CEDAR HOUSE
1980 LAING HILL LONDON
E14 3JF
TEL: (020) 373 46
FAX: (020) 373 46
EMAIL: admin@jpbarchitects.co.uk

JOB TITLE		
PARK FARM HOUSE DUCKS HILL ROAD HILLINGDON LONDON HA6 2NP		
DWG TITLE		
FEA-07. PROPOSED BASEMENT AND GROUND FLOOR PLANS		
SCALE	DATE	REV
1:100 @ A3	MAR'12	
JOB NO.	DWG NO.	REV
10539	172	P4

A B C D E F

RevNo	Date	Revision note
P1	28.03.2012	Preliminary Issue.
P2	24.05.2012	Proposals Revised.
P3	03.07.2012	Proposals Revised.

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ROOF PLAN

--- DENOTES EXISTING WALLS



SCALE - METRES



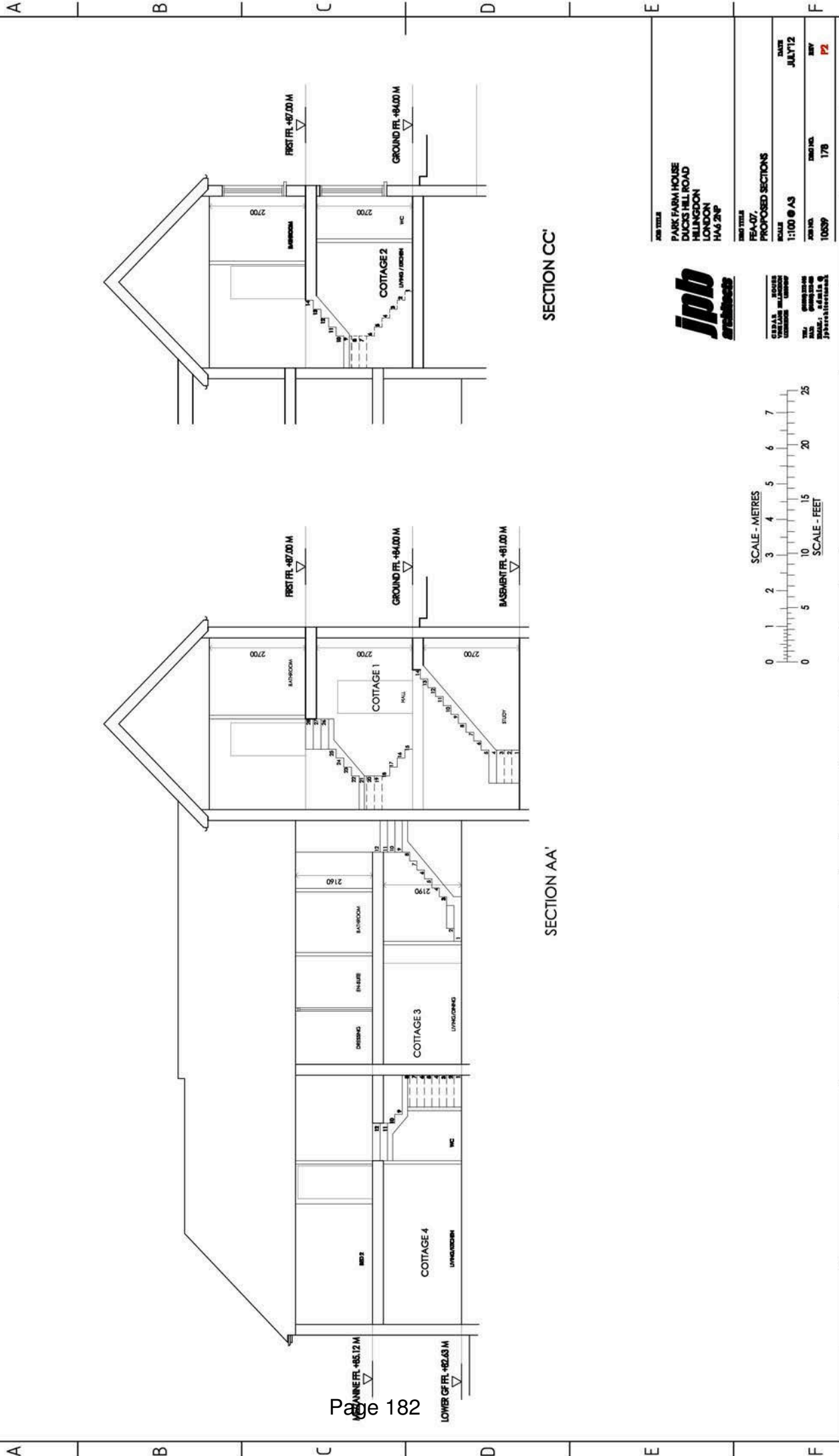
CEBAL HOUSE
YORKLAW HILLINGDON
LONDON HA6 2NP

TEL: 01895 232 46
FAX: 01895 232 46
EMAIL: admin@jpbarchitects.co.uk

JOB TITLE		PARK FARM HOUSE DUCKS HILL ROAD HILLINGDON LONDON HA6 2NP	
DRG TITLE		FEA-07, PROPOSED FIRST FLOOR AND ROOF PLANS	
SCALE	1:100 @ A3	DATE	MAR'12
JOB NO.	10539	DRG NO.	173
REV		REV	P3

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Rev No	Date	Revision note
P1	03.07.2012	Preliminary Issue.
P2	18.07.2012	Basement room changed to study.



SECTION CC'

SECTION AA'

ipb architects

JOB TITLE
 PARK FARM HOUSE
 DUCKS HILL ROAD
 HILTINGDON
 LONDON
 HA6 2JF

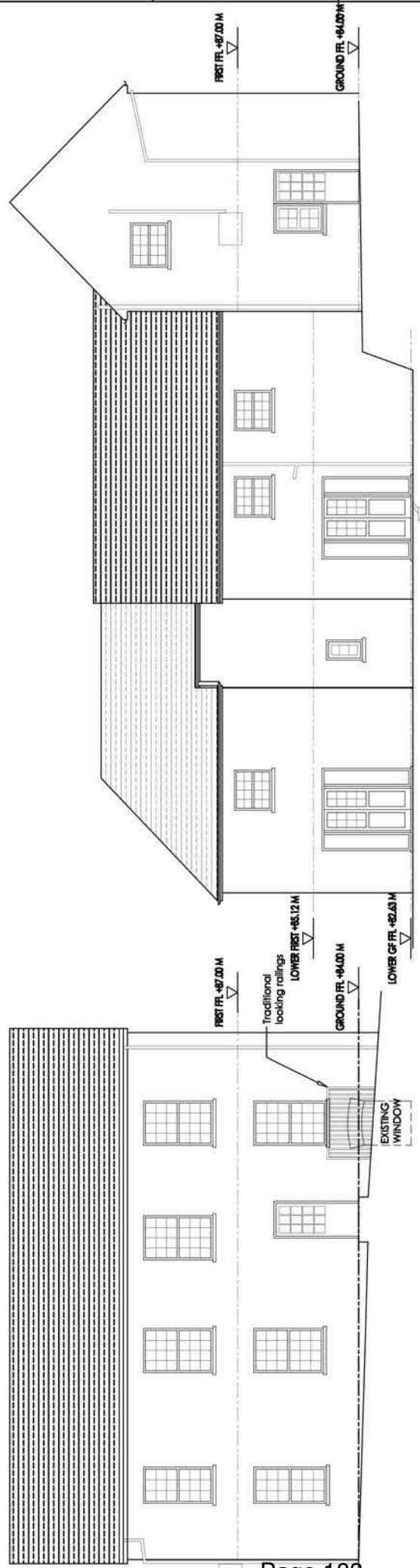
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 FEA-07
 PROPOSED SECTIONS
 SCALE
 1:100 @ A3
 JOB NO
 10089
 DRAWING NO
 178
 DATE
 JULY 12
 REV
 P2

GENERAL INFORMATION
 ARCHITECT
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 111, GERRARD STREET
 WINDSOR, UK
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 FAX: 01753 604001
 EMAIL: admin@ipbarchitects.com
 WWW: www.ipbarchitects.com



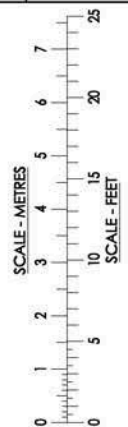
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Rev No	Date	Revision note
P1	28.03.2012	Preliminary Issue.
P2	24.05.2012	Proposals Revised
P3	03.07.2012	Proposals Revised.



NORTH WEST ELEVATION

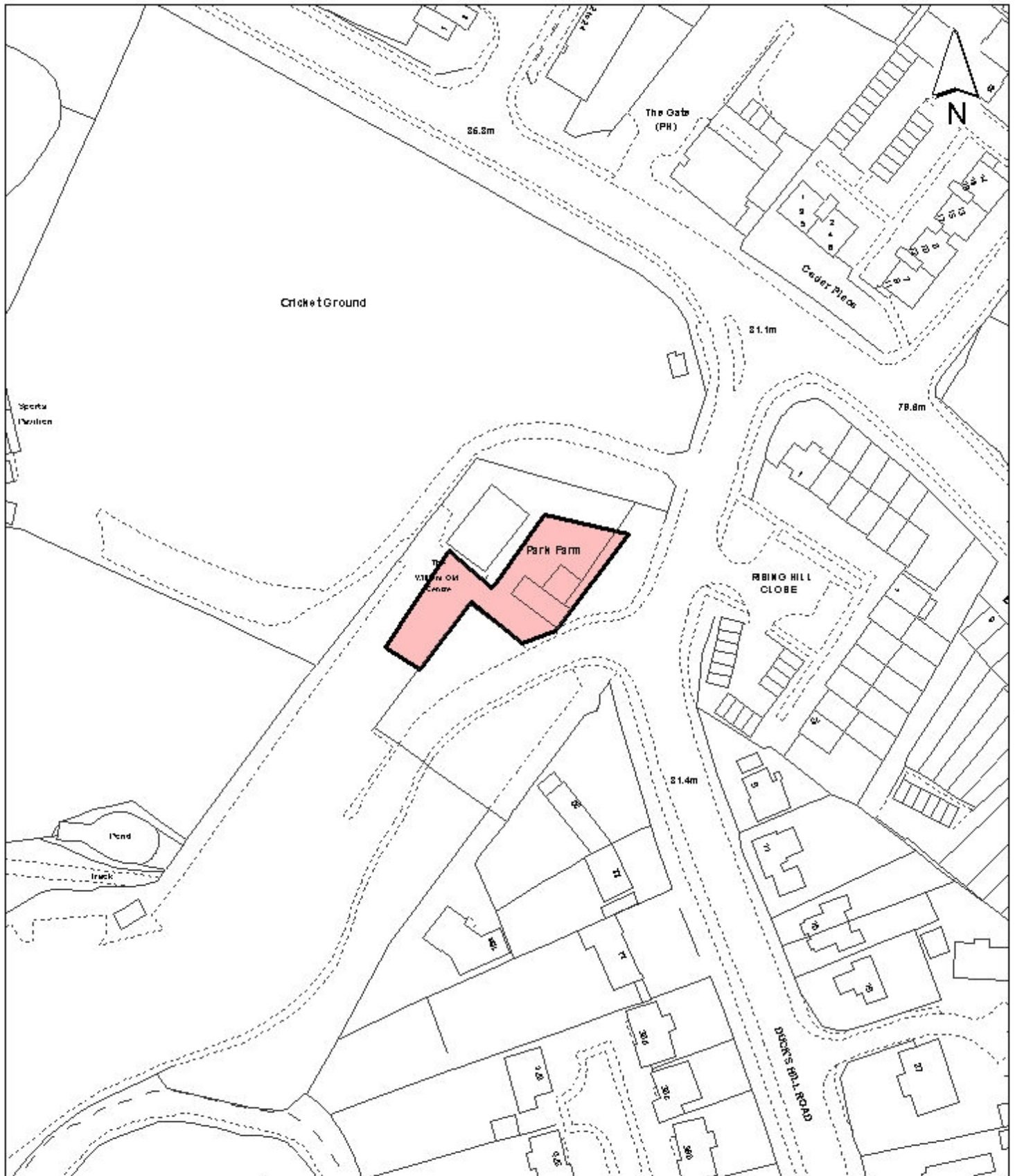
SOUTH WEST ELEVATION




JOB TITLE
 PARK FARM HOUSE
 DOUGS HILL ROAD
 HILTINGDON
 LONDON
 HA6 2JF

JOB TITLE
 FEASIBILITY STUDY
 PROPOSED ELEVATIONS
 SCALE
 1:100 @ A3
 JOB NO.
 10089
 DATE
 17/6
 REV
 P3

GENERAL INFORMATION
 PROJECT NO.
 10089
 PROJECT NAME
 PARK FARM HOUSE
 PROJECT ADDRESS
 DOUGS HILL ROAD
 HILTINGDON
 LONDON
 HA6 2JF
 PROJECT START DATE
 28/03/12
 PROJECT END DATE
 03/07/12
 PROJECT STATUS
 PROPOSED ELEVATIONS



Notes

 Site boundary

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Site Address

**Park Farm
Ducks Hill Road
Northwood**

**LONDON BOROUGH
OF HILLINGDON
Residents Services**

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

Planning Application Ref:
272/AP/2013/1836

Scale
1:1,250

Planning Committee
North Page 184

Date
**October
2013**



HILLINGDON
LONDON